



# **COMMITTEE ON DESIGN**

## **Department of Planning and Development**

### **Altenheim Line Development Framework Plan**

**North Lawndale, East Garfield Park Community Areas**

**24<sup>th</sup> Ward - Alderman Scott, 28<sup>th</sup> Ward – Alderman Ervin**

**Led by DPD in collaboration with CDOT and DOH**

**Consultant Team led by Skidmore, Owings and Merrill**

January 12, 2022

# Project Team



Department of Planning  
and Development

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Project Management, Planning & Urban  
Design, Design Guidelines, Engagement

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Rail Spur, Public Realm,  
Landscape, Engagement

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Urban Design Guidelines, Engagement

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Market Analysis, Development Strategies



Residential Market Analysis

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Civil Engineering

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Transportation Advisory

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Neighborhood Community

# Agenda

Project Background + Community Engagement

Community Arts + Heritage Trail

Focus Areas for Equitable Development

Next Steps



December 2, 2021





**project background +  
community engagement**

## the study

this project is exploring recreational opportunities for an **over two-mile section of elevated rail** that lies between Taylor Street and Filmore Street from Washtenaw Avenue to Cicero Avenue

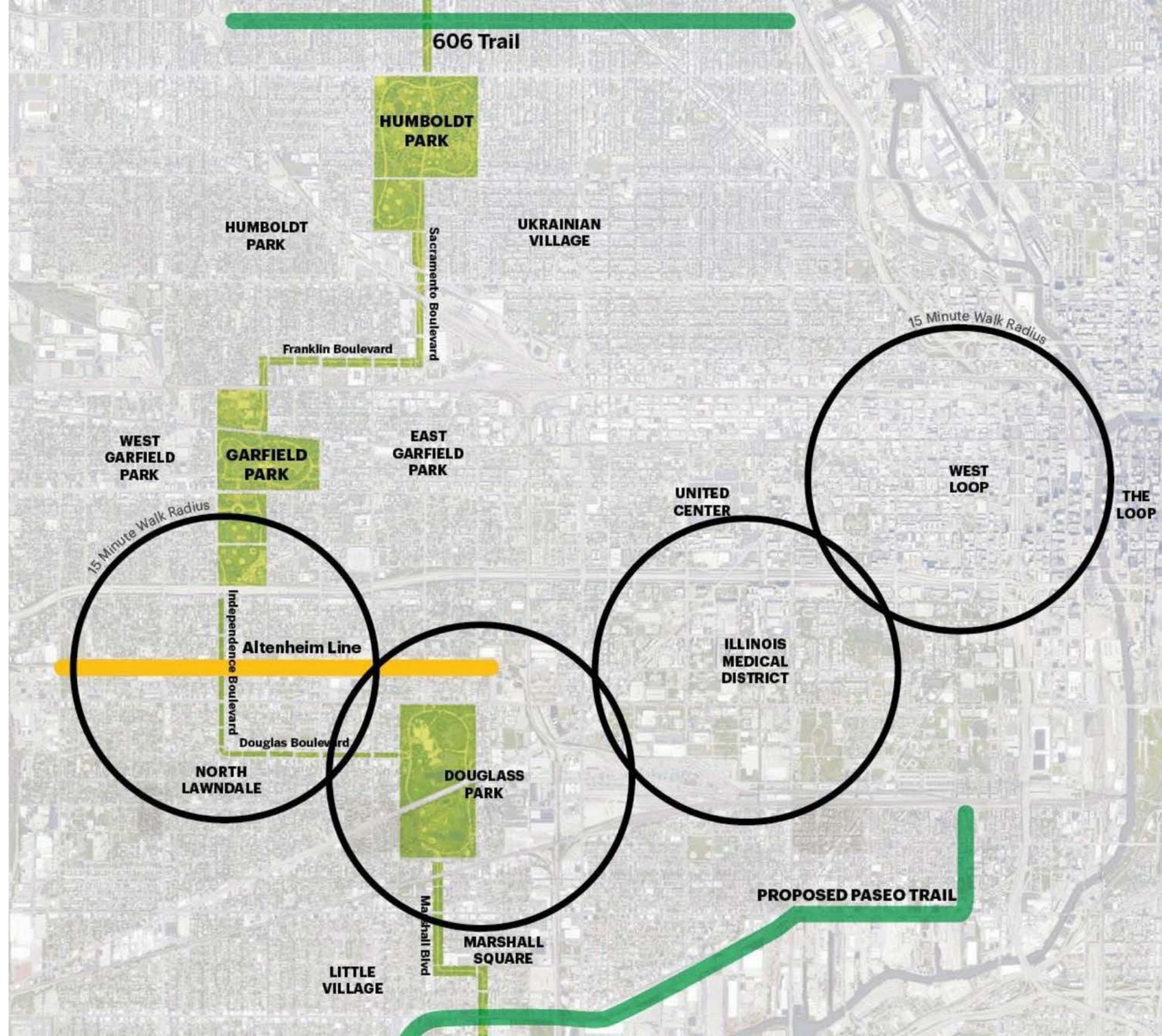


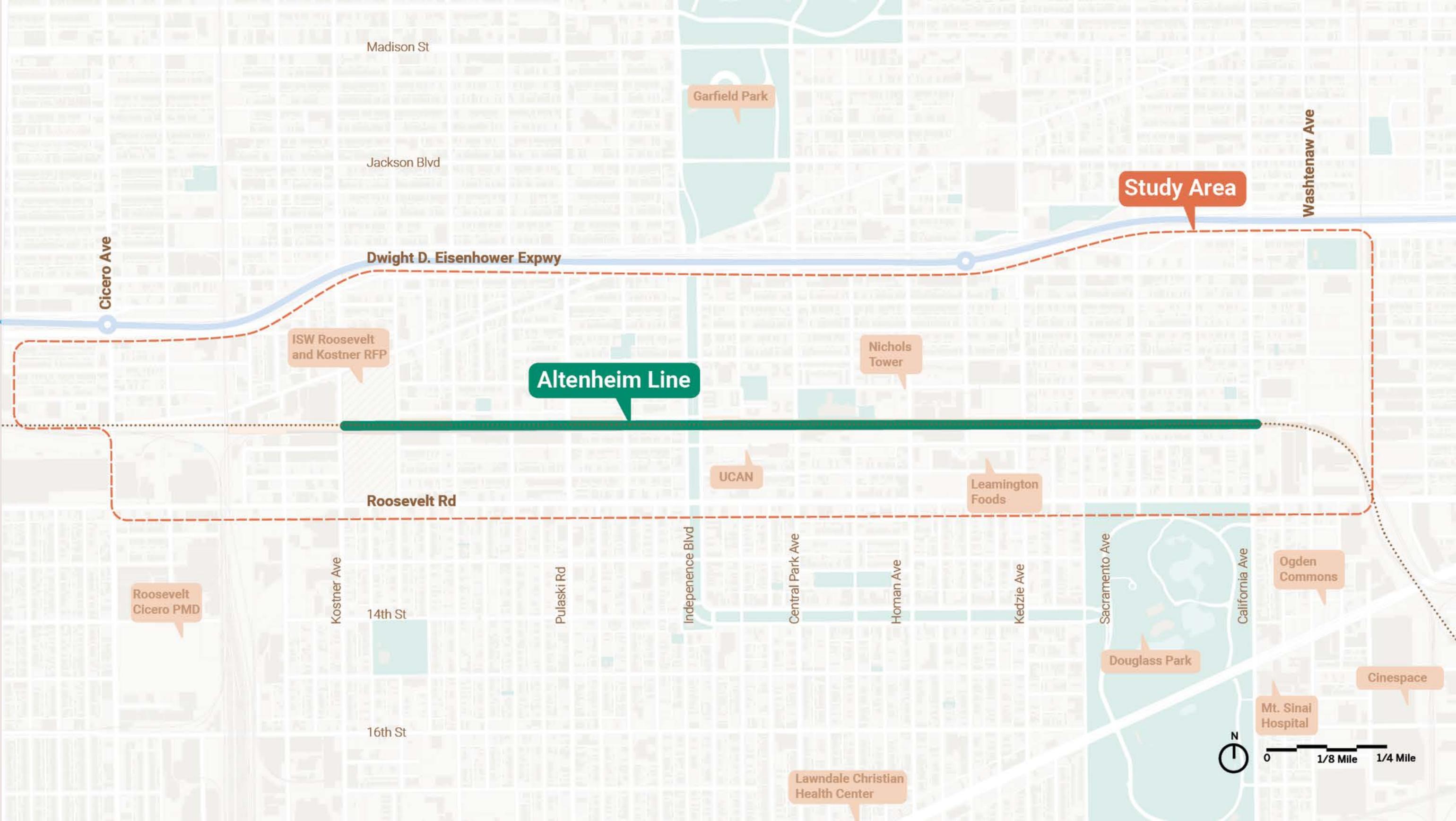
# opportunity: creating a healthier, greener, and more connected city

Opportunity for 15-Minute neighborhood centered on the Altheim Line

Build on the existing west side anchors

Explore how the existing green boulevards, parks and open spaces can be better leveraged and connected



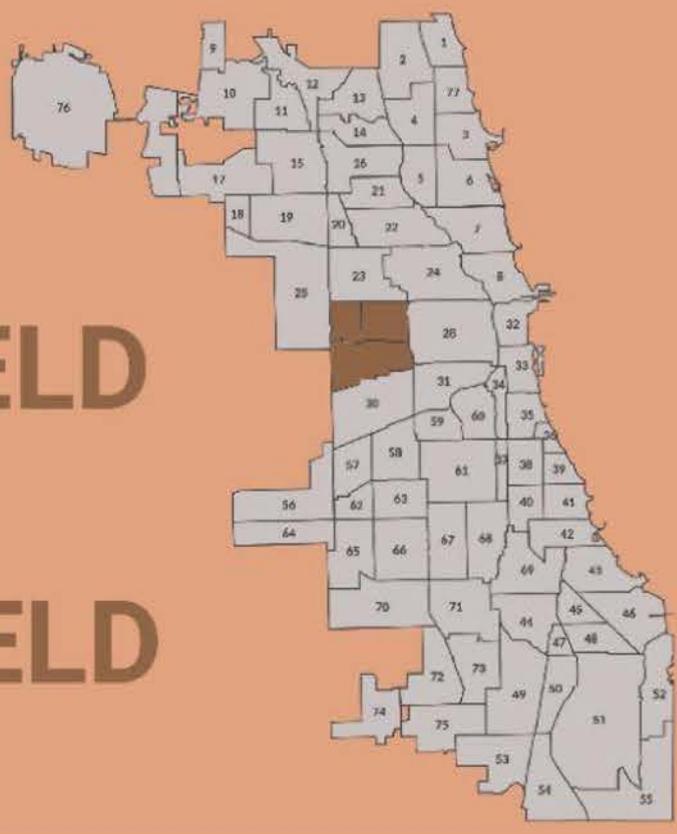






# study area demographics

NORTH  
LAWNDALE  
EAST GARFIELD  
PARK  
WEST GARFIELD  
PARK



**67,428**

TOTAL POPULATION



MEDIAN AGE

**31.5**

**46% OF EMPLOYED EARN LESS THAN \$25,000 PER YEAR**



**23,222**

HOUSEHOLDS

UNEMPLOYED  
LABOR FORCE

**15.9%**

AVERAGE  
HOUSEHOLD  
SIZE

**2.8**

PERCENTAGE OF RESIDENTS WORK IN:

HEALTH CARE	ADMINISTRATION	RETAIL TRADE	ACCOMODATION & FOOD SERVICE
18.5	14	11.2	10.2

Source: CMAP Community Data Snapshot

# previous plans

## North Lawndale Quality of Life Plan - 2018

### Aligned Goals

- Encourage active transportation and increase multi-modal options
- Vacant land “greening”
- Create local jobs and expand retail amenities
- Preserve affordable housing for residents



# related planning efforts

## Invest South/West RFPs

- Redevelop 20+ acre vacant brownfield at Roosevelt/ Kostner: industrial, retail and workforce development
- Redevelop City-owned block of Ogden Ave. with multi-family housing, retail and community uses

## Reclaiming Communities/1,000 Homes

- Infill project to build affordable single-family homes on vacant land

## Steans Family Foundation – Tulsa 1920

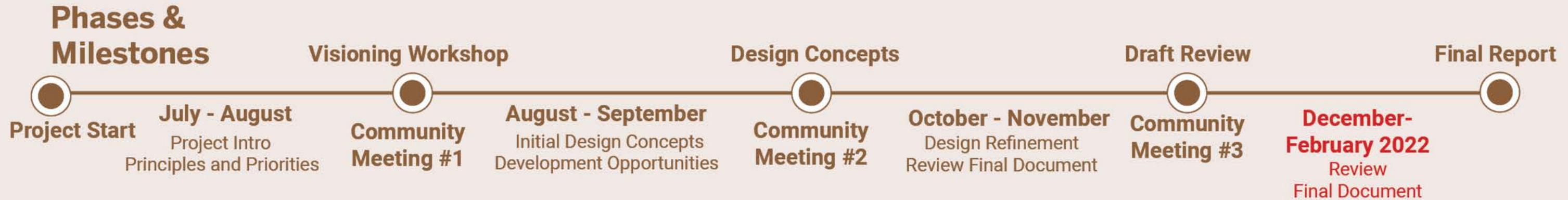
- Effort to attract black-owned businesses to the community and activate vacant buildings



# project goals

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

# project schedule



# learning from other communities

**The 606**  
Chicago, IL



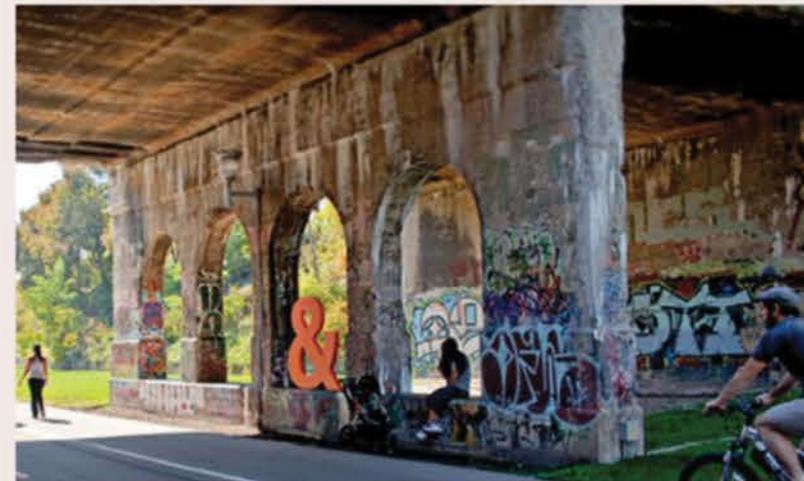
**El Paseo Trail (Planned)**  
Chicago, IL



**Dequindre Cut**  
Detroit, MI

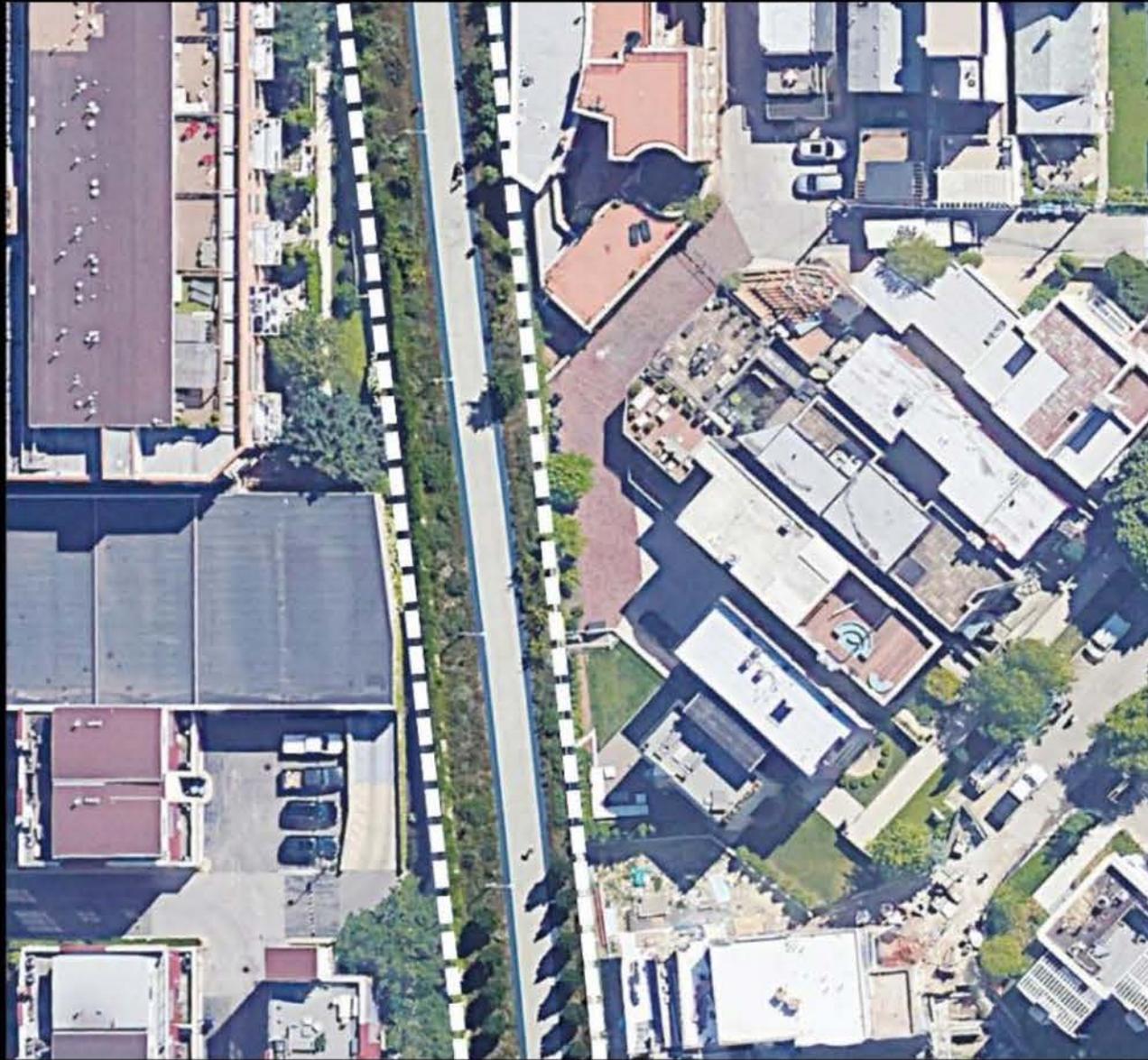


**Atlanta Beltline**  
Atlanta, GA



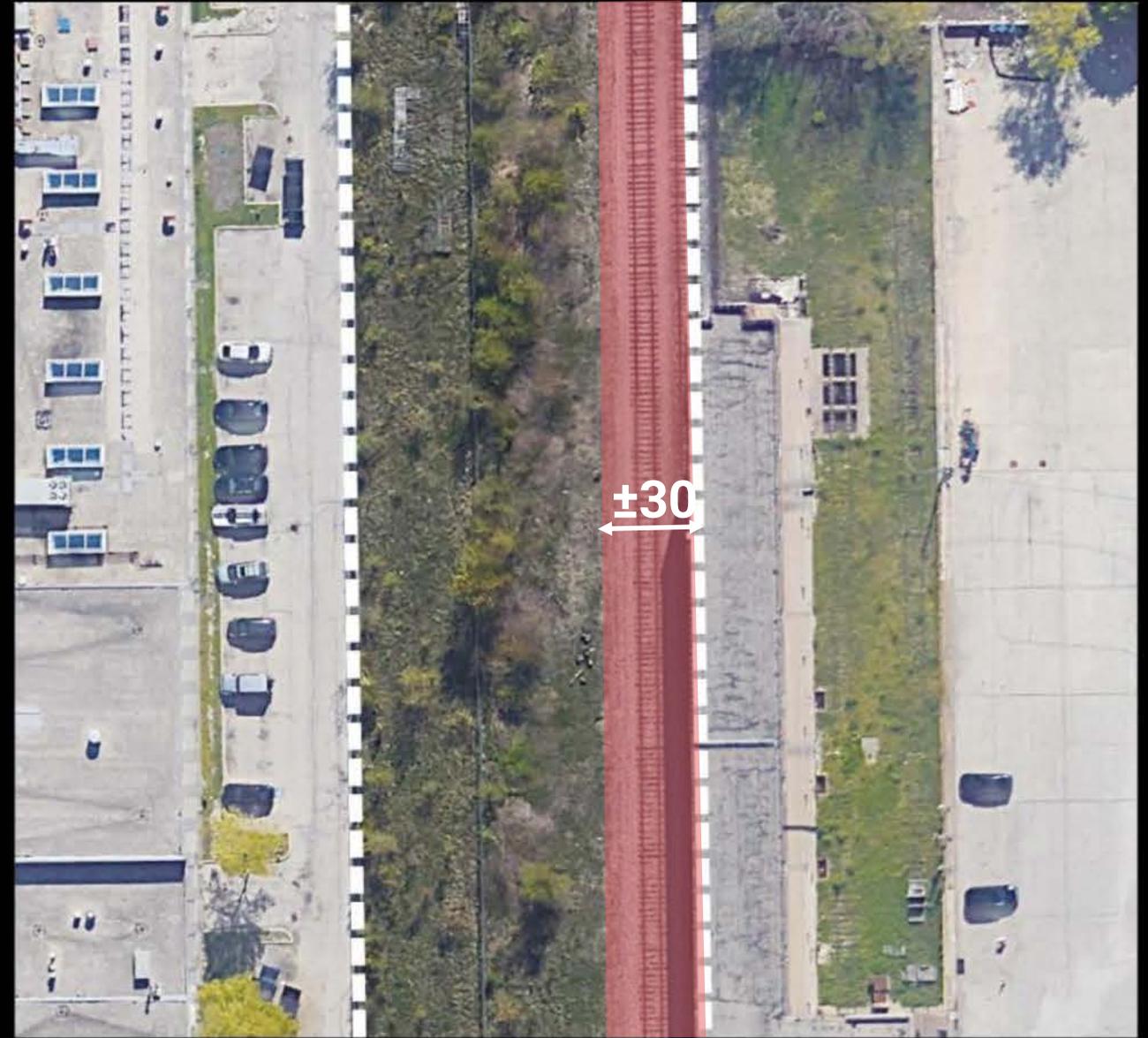
# Altenheim Line|606 Comparison

## The 606



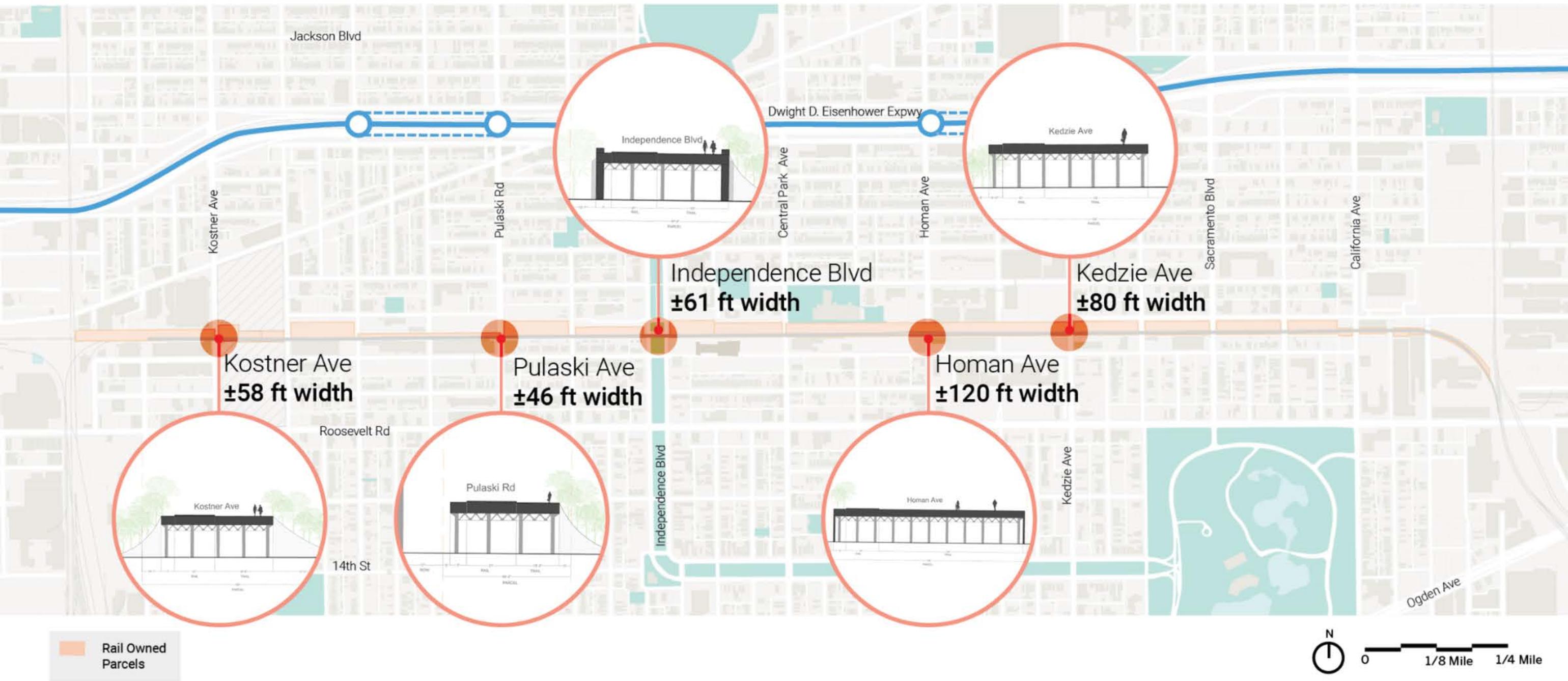
± 40'  
(14' trail)

## Altenheim Line



± 110'

# understanding the site: cross-sections



# what we've heard

community workshops summary

## Four Public Sessions

two in-person + two virtual

- Reflect history and culture
- Multi-generational mobility, programming and access
- Focus on equitable investment and anti-displacement
- Affordable and inclusive
- Center local job creation and community benefit
- Design that responds to context



# market direction



## MULTIFAMILY RENTAL RESIDENTIAL

- Market rate rents are lower than affordable rent limits
- Higher density multifamily projects are likely to be LIHTC for the next 5-years until the market matures



## FOR-SALE RESIDENTIAL

- Average sale price increased 250% over last 5 years, indicating a strengthening “for sale” market
- Opportunity for new single family, townhome, and 2-flat construction, subsidies required
- Existing initiatives emphasize a focused, block-by-block approach



## COMMERCIAL

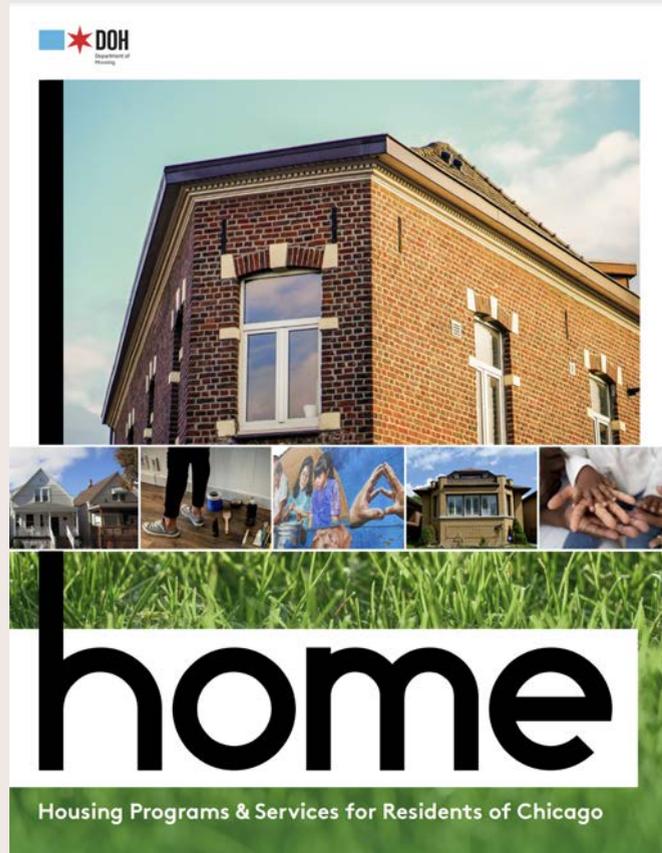
- Rehab of existing commercial structures is the most feasible.
- Potential uses: medical office, cafes, grocery, call center, institutional and other supportive uses.
- Most commercial will require public-private partnerships.



## INDUSTRIAL

- Existing industrial cluster to the west
- Potential industrial sectors: last-mile distribution, food production, cold storage, film and TV back of house, flex industrial facilities
- Opportunity to include workforce training and business incubator spaces

# equitable investment framework



## support existing residents

## renovate and reactivate existing buildings

## opportunities for infill housing + mixed use

## focus on local jobs

Leverage existing city programs to support existing homeowners and renters in the surrounding area. Explore policies to address displacement pressures.

Focus on reactivating existing buildings stock for housing, retail, and commercial uses.

Explore opportunities for future infill and larger scale developments.

Outline opportunities for future commercial, retail, and light industrial that support local jobs and entrepreneurship.



**community arts +  
heritage trail**

# community arts and heritage trail



**represent local heritage, arts, and culture**

Integrate and amplify local heritage, arts and culture through art at all scales, outdoor exhibits, gateways, digital installations (QR codes) and many other methods.



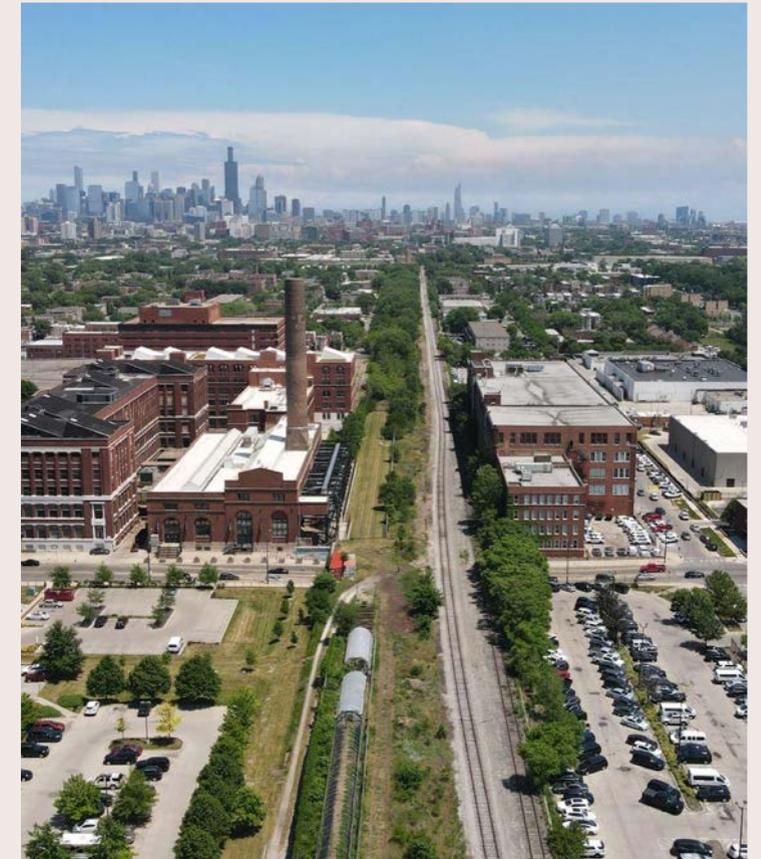
**strengthen existing ecologies and programming**

Understand and enhance existing ecological features and programming already on the line such as Homan Rails Farm and DRW academy.



**create spaces for active and passive recreation**

Design space for both active recreation and natural ecology connected by the two-mile trail.

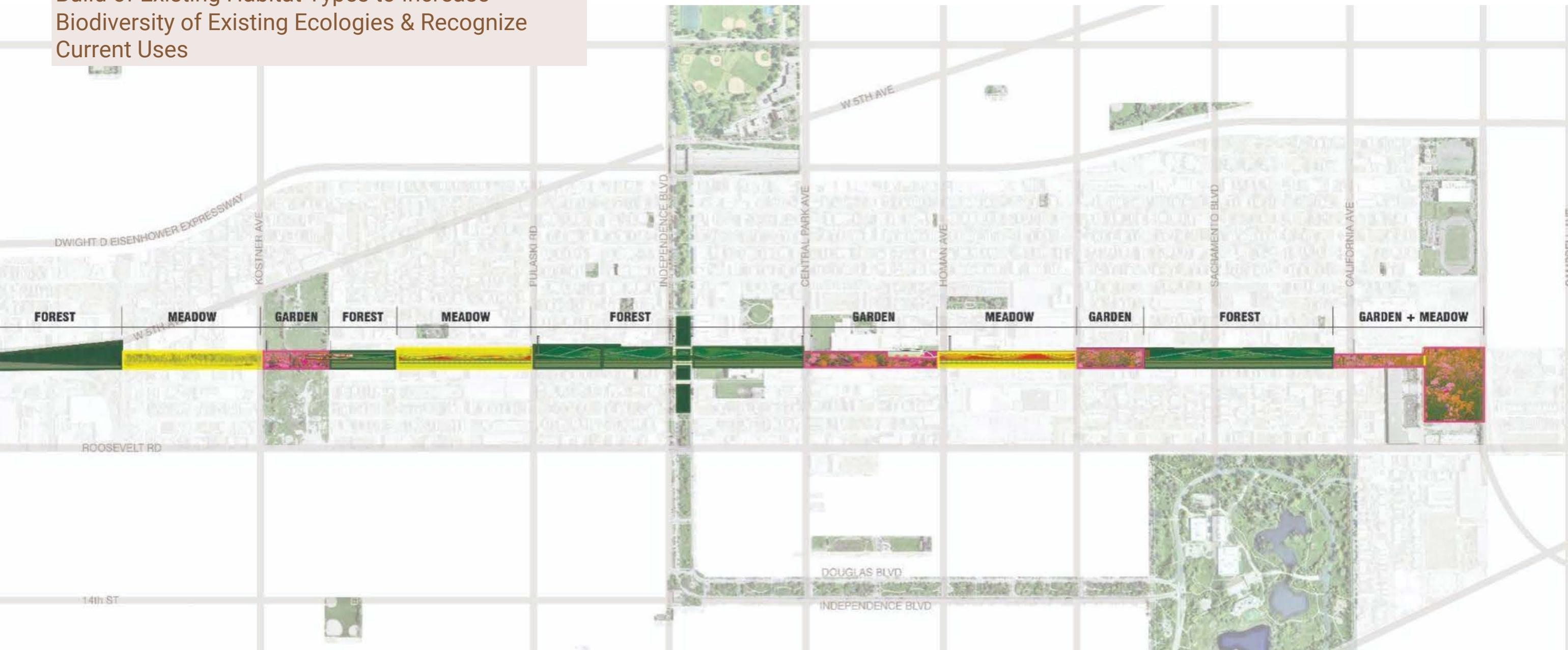


**access for all**

Easy consistent access to the trail with clear wayfinding and simple

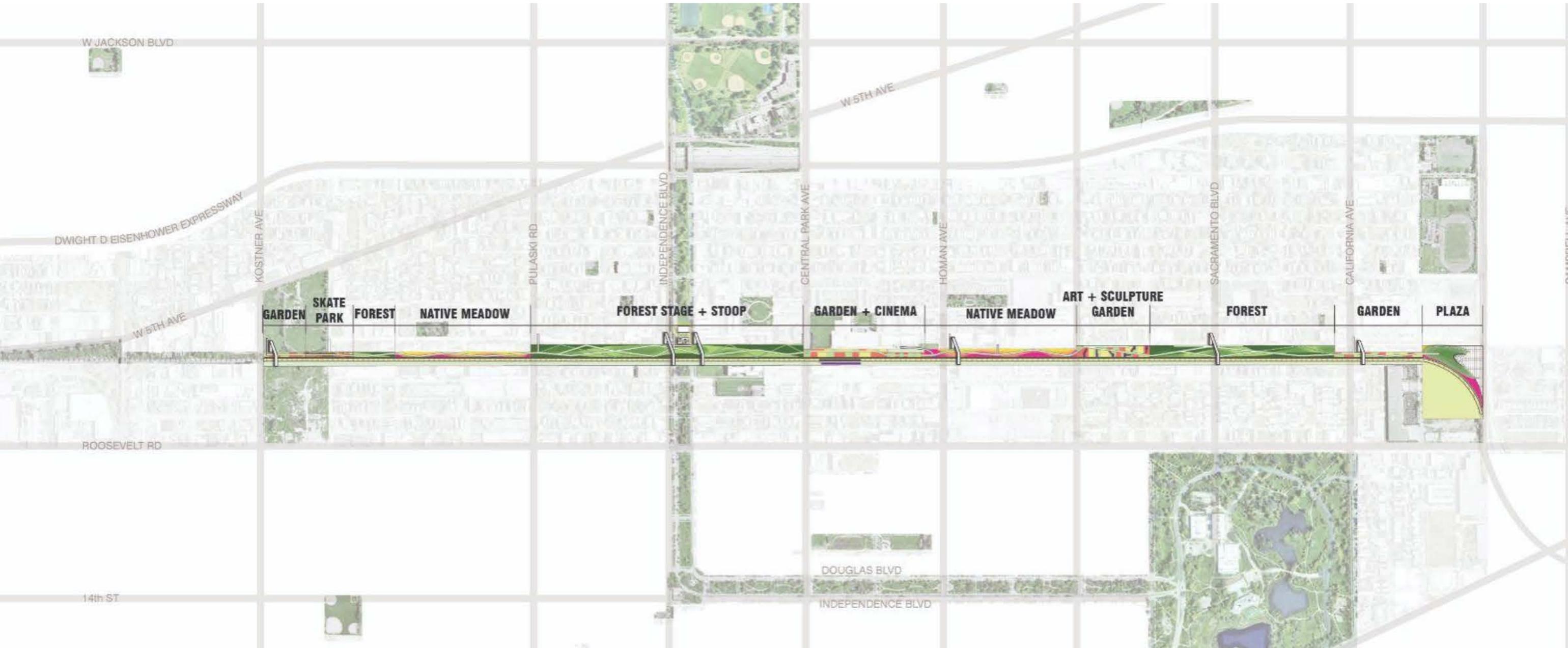
# strengthen & diversify existing ecologies

Build of Existing Habitat Types to Increase Biodiversity of Existing Ecologies & Recognize Current Uses



# two-mile community art & heritage trail

Two-Mile Community Arts and Heritage Trail  
+ 40 Acres of Open Space



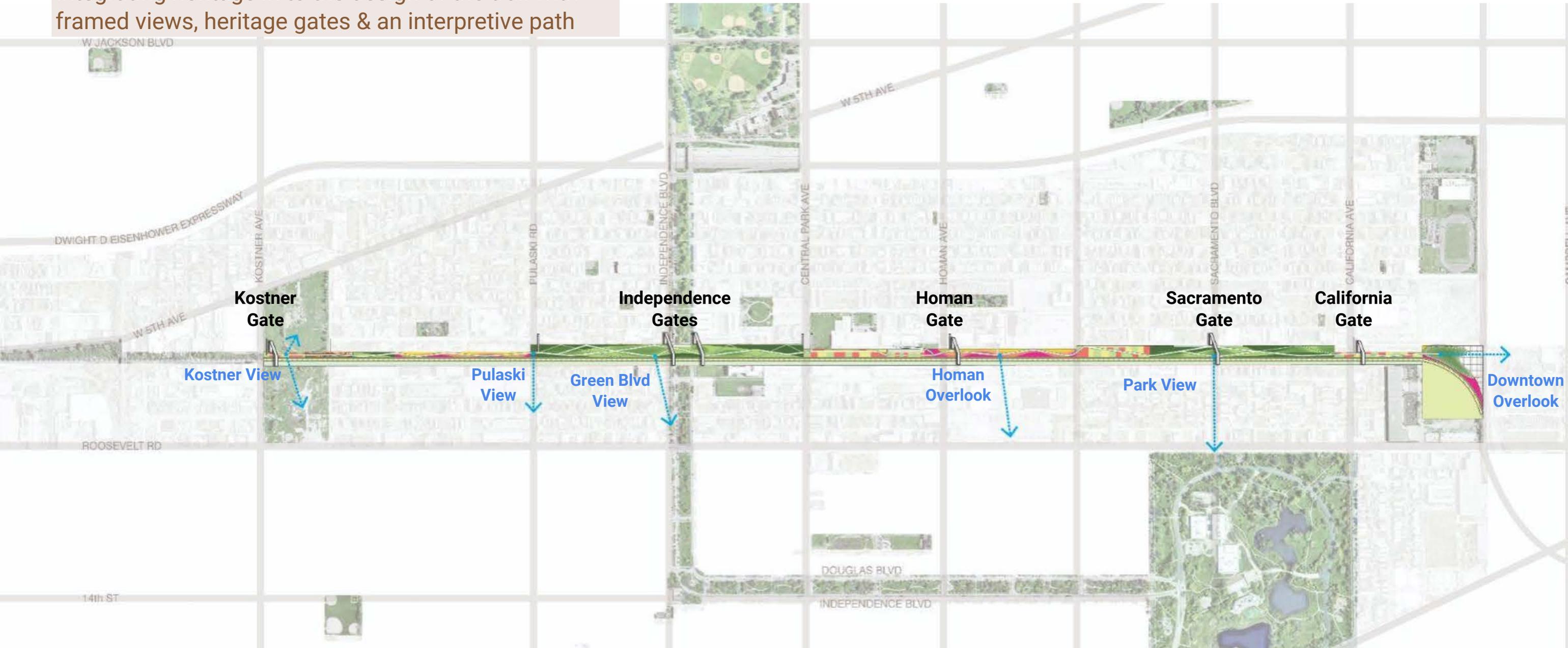
# reinforce existing patterns & uses

Points of Access Identified in the Planning Study Survey



# tell the rich community history along the heritage trail

Integrating heritage in to the design of the trail with framed views, heritage gates & an interpretive path

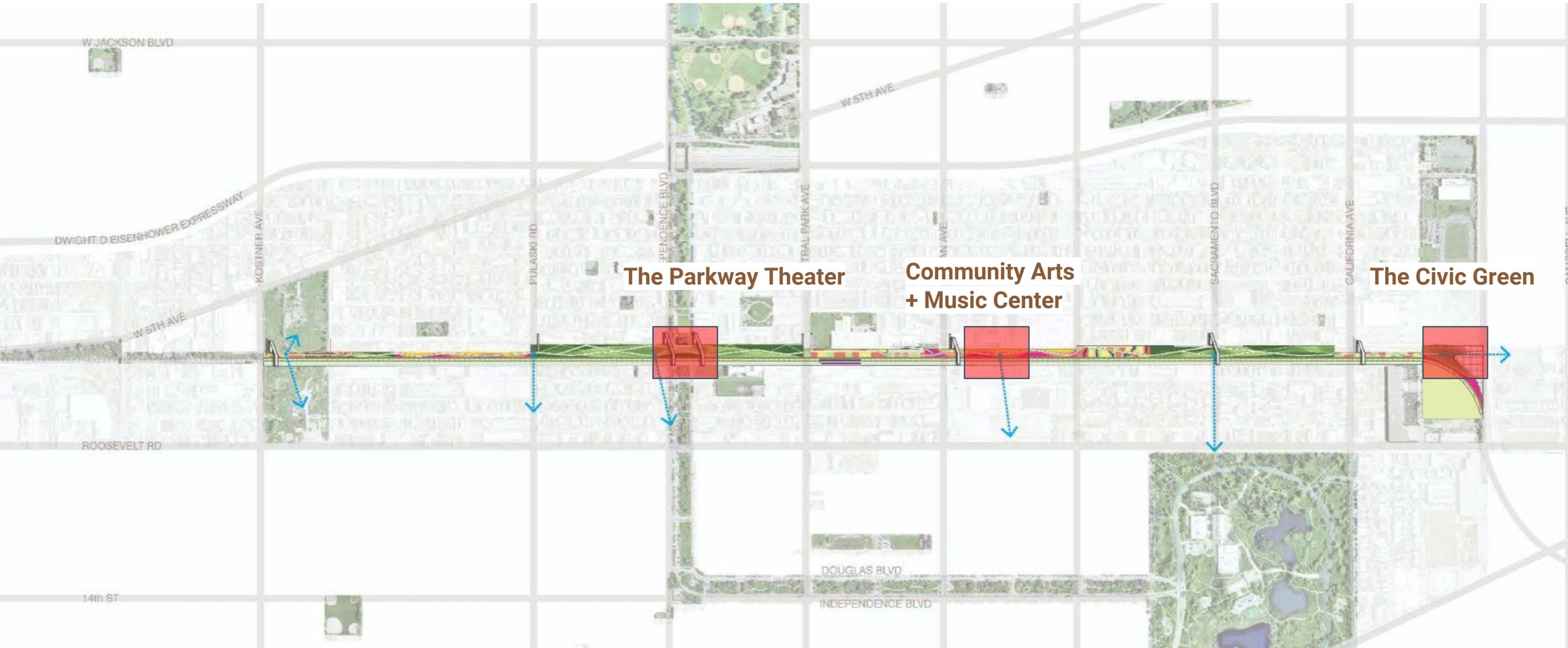


# integrating the arts

Integrating community arts into the experience of the line in order to celebrate existing and future residents.



# three scenarios along the trail



# the parkway theater

Independence Boulevard: Current Conditions

GATEWAY FOUNDATION –  
ADDICTION TREATMENT

W Taylor St

W Taylor St

S Independence Blvd

UCAN – YOUTH SERVICES

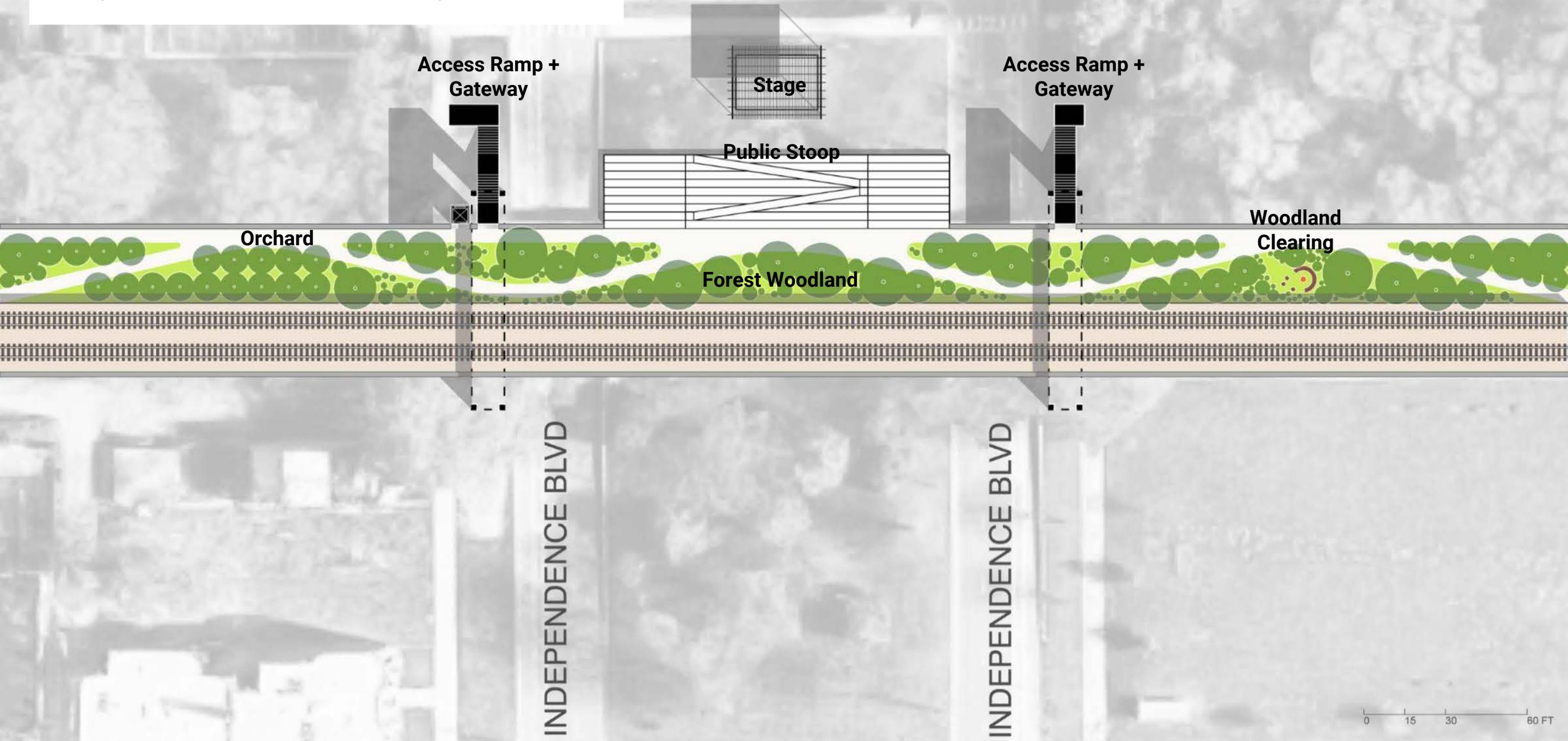
S Independence

S Independence Blvd



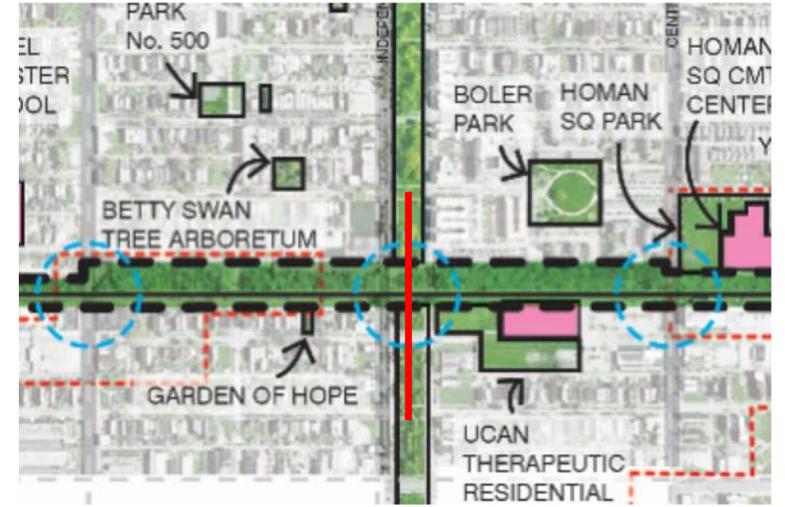
# the parkway theater

Independence Boulevard: Plan Concept

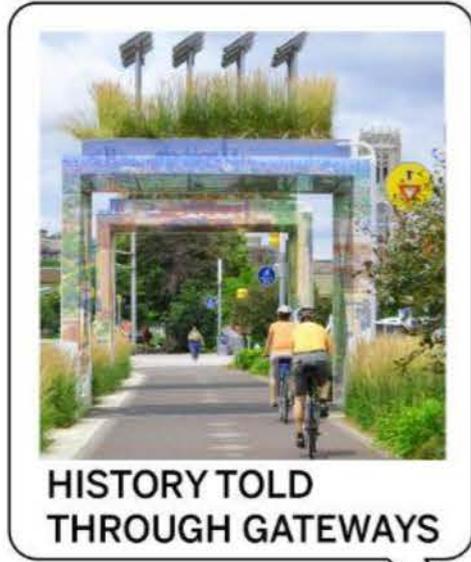


0 15 30 60 FT

# the parkway theater



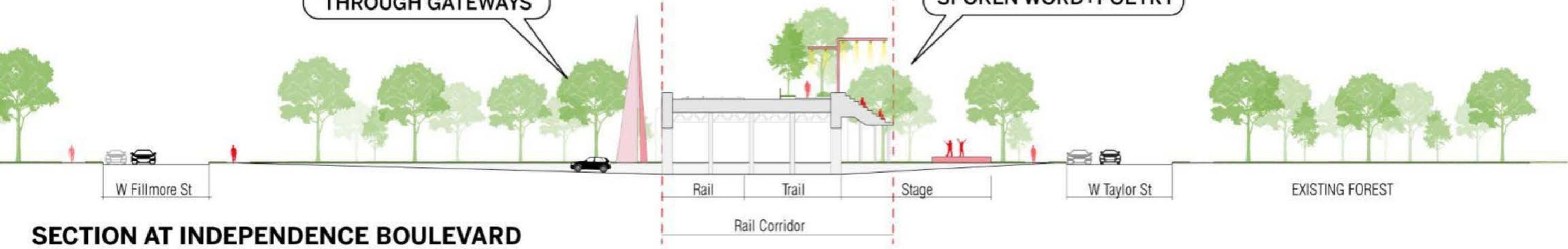
## HERITAGE



## ECOLOGY



## ART



SECTION AT INDEPENDENCE BOULEVARD

# the parkway theater



NICHOLS  
TOWER

DRW COLLEGE  
PREP HS

S Homan Ave

HOMAN RAILS FARM

CPD HOMAN  
SQUARE

W Fillmore St

# the community arts + music center

Homan Avenue: Current Conditions

DRW COLLEGE PREP

Access Points

Homan Rails Farm

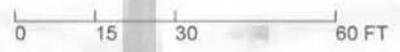
Beer Garden

Sculpted Lawn

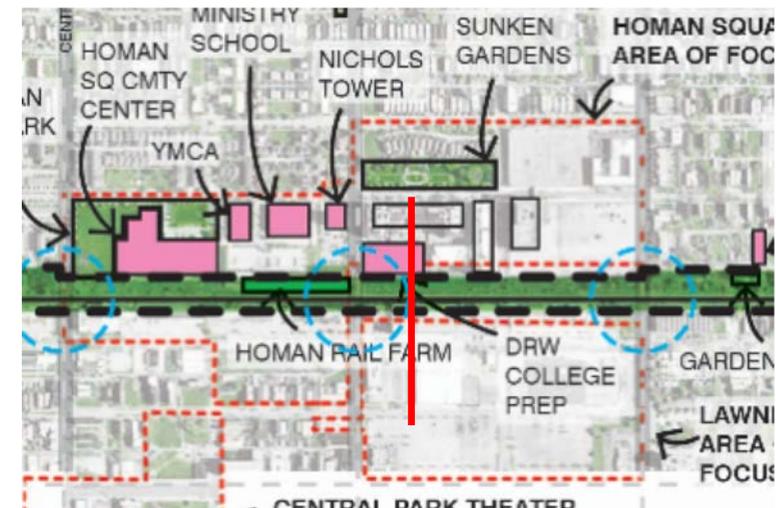
Prairie Meadow

# the community arts + music center

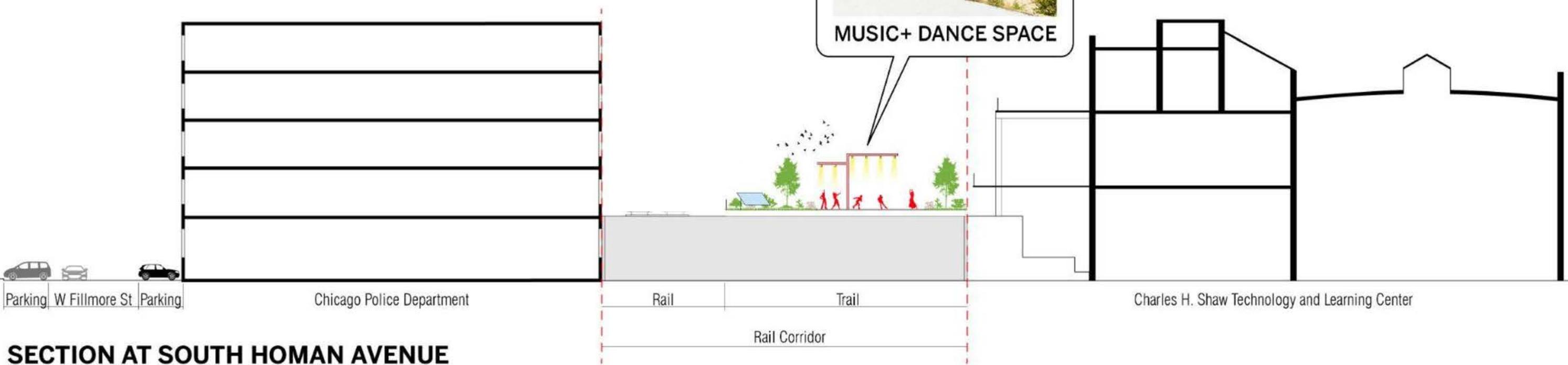
Homan Avenue: Current Conditions



# the community arts + music center



ART



SECTION AT SOUTH HOMAN AVENUE

# The Community Arts + Music Center



# The Civic Green

Washtenaw Ave: Current Conditions

HOPE ACADEMY  
ATHLETIC FIELDS



W Arthington St

W Taylor St

W Taylor St

W Taylor St

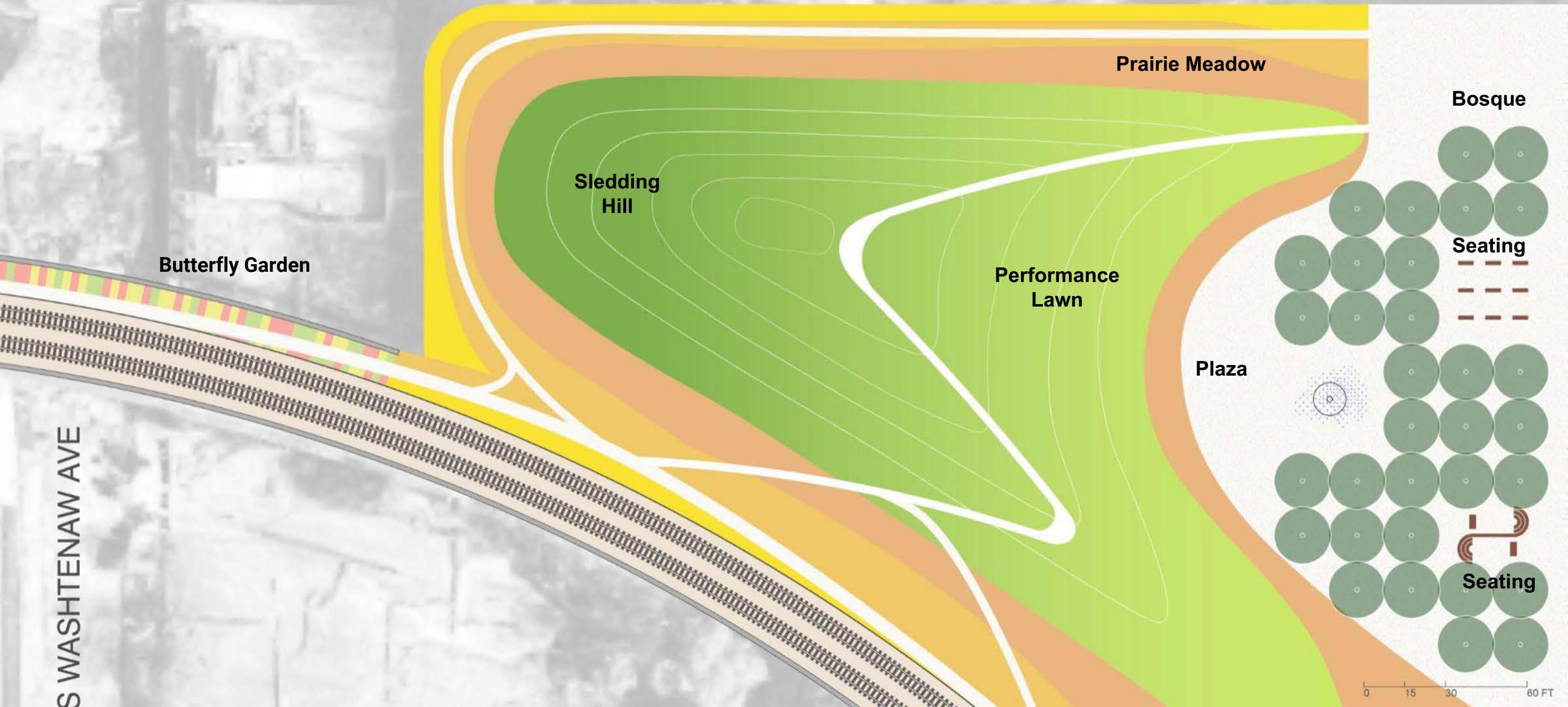
W Taylor St

S Washtenaw Ave.

W Grenshaw St

# The Civic Green

Washtenaw Ave: Concept Plan



S WASHTENAW AVE

Butterfly Garden

Sledding Hill

Performance Lawn

Prairie Meadow

Plaza

Bosque

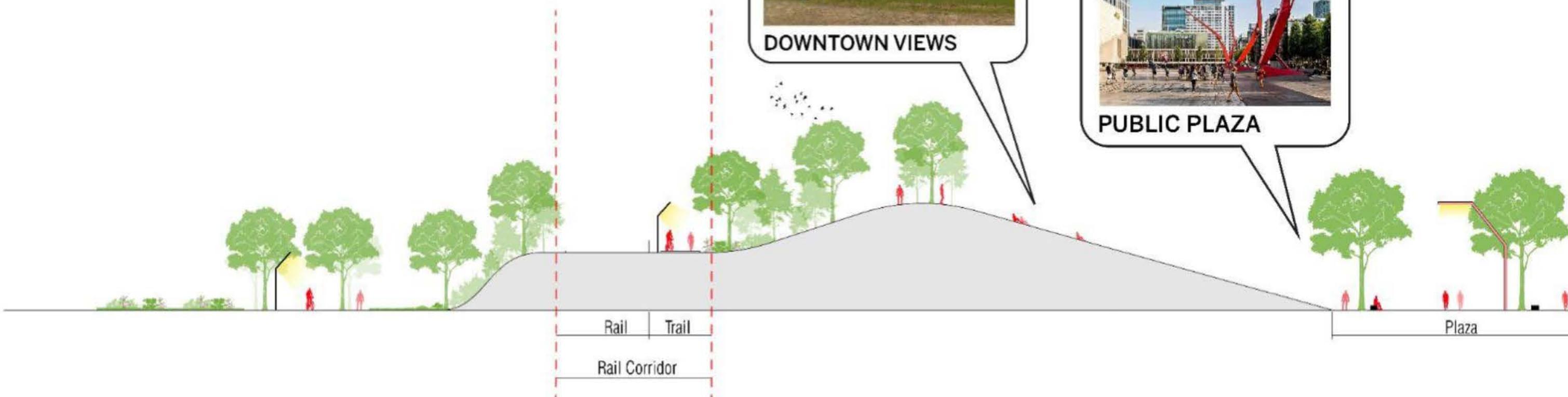
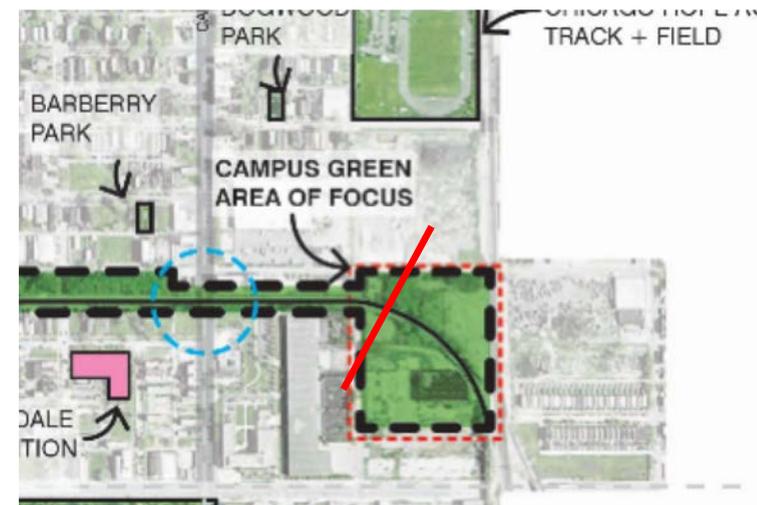
Seating

Seating

0 15 30 60 FT

# The Civic Green

Washtenaw Ave



SECTION AT SOUTH WASHTENAW AVENUE

# The Civic Green

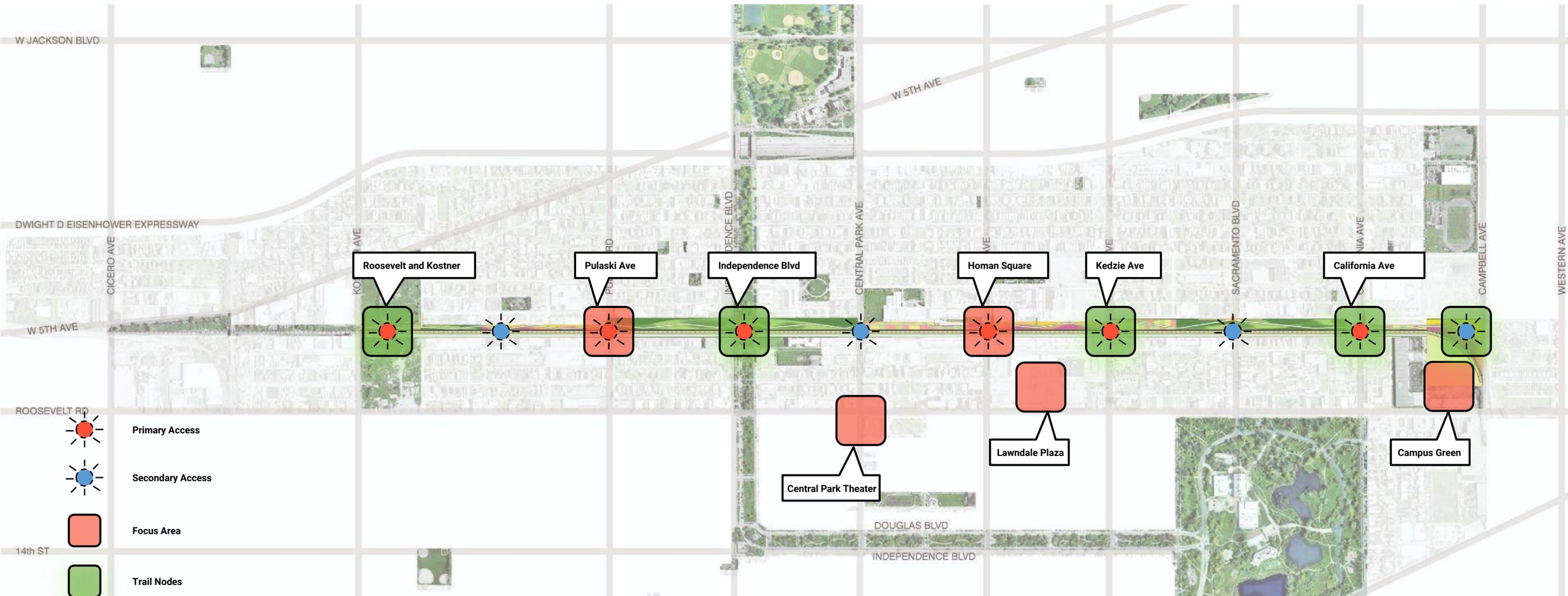


# The Civic Green



# Two-Mile Community Art & Heritage Trail

Two-Mile Community Arts and Heritage Trail  
+ 40 Acres of Open Space



# Focus Areas

**Building on the momentum at Homan Square and Lawndale Plaza**

Homan Square: Live and Work

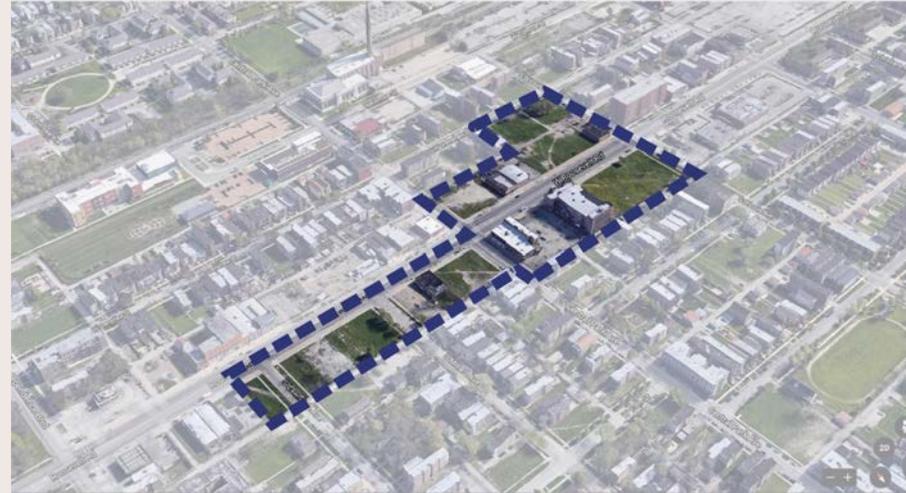


Lawndale Plaza: Retail and Economy



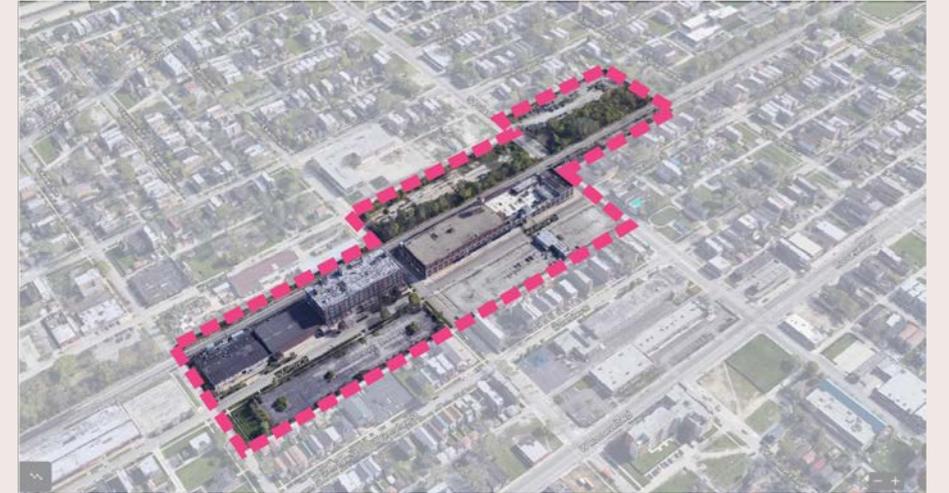
**Reactivating a historic arts and culture hub**

Central Park Theater: Active Destination



**Supporting and fostering jobs and housing**

Pulaski Ave: A Place to Live



Campus Green: Economic Gateway



# Focus Areas

**Building on the momentum at Homan Square and Lawndale Plaza**

Homan Square: Live and Work



Lawndale Plaza: Retail and Economy



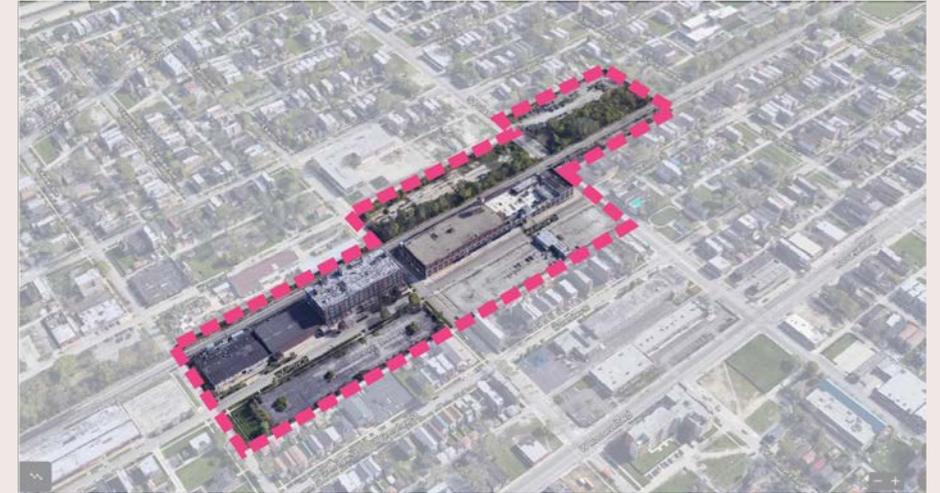
**Reactivating a historic arts and culture hub**

Central Park Theater: Active Destination



**Supporting and fostering jobs and housing**

Pulaski Ave: A Place to Live



Campus Green: Economic Gateway



# Homan Square: Live and Work

## Existing Conditions



38 acres

### KEY SITES

#### Rehab

- A** Allstate Building
- B** Sears Administration Building

#### New Construction

- C** Parking lot east of Allstate Building
- D** Parking lot south of Altenheim Line

### MARKET CONSIDERATIONS

**Office or multifamily residential** (LIHTC) rehab (A, B). Constraints: building condition, ceiling heights, costs.

**Office rehab** potential incubator (Lacuna Lofts model) or institutional support (Foundation partners)

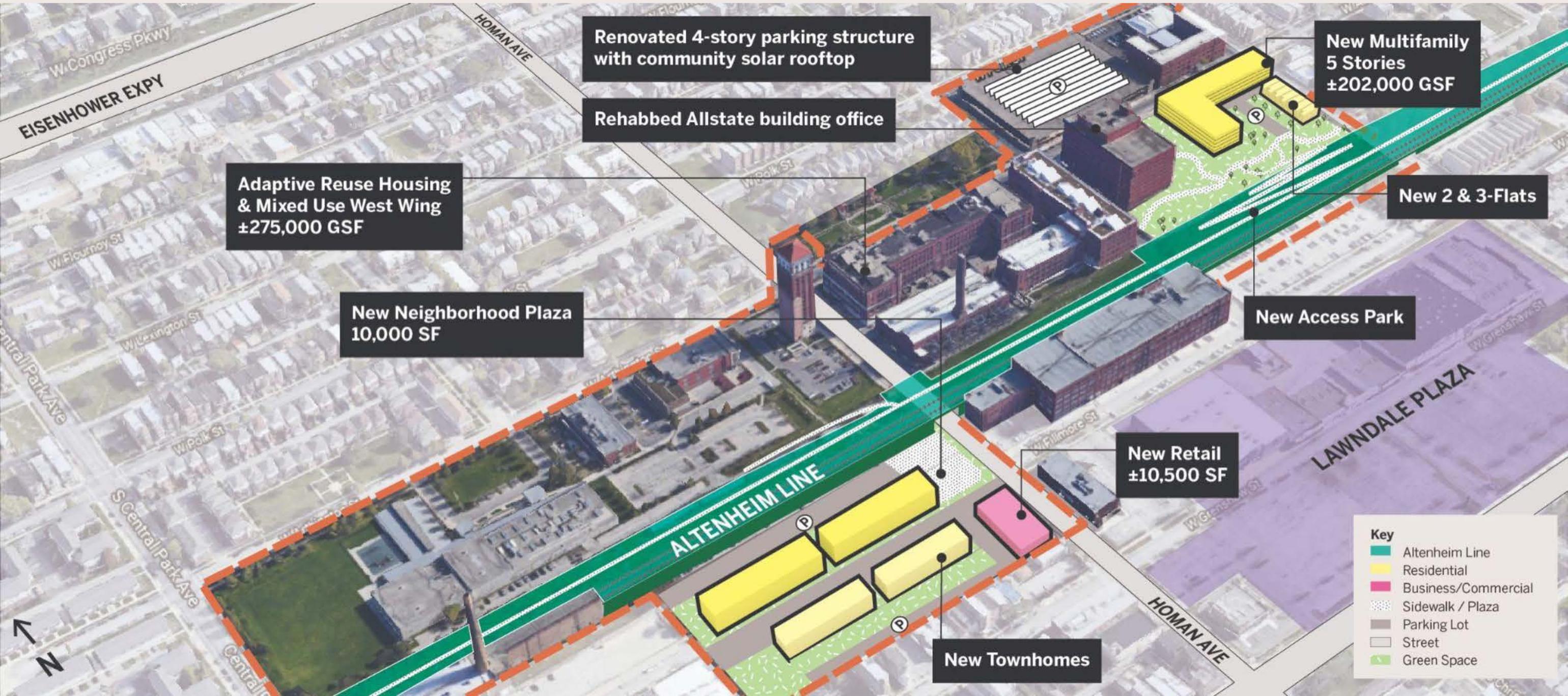
**Multifamily housing** on larger sites. Lower density toward Kedzie Ave to match neighborhood character (C)

**Missing middle housing:** smaller infill sites (D)

Limited retail opportunity - focus on Homan

# Homan Square: Live and Work

## Visioning Concept



# Homan Square: Live and Work

## Visioning Concept

### Opportunities for diverse housing



*Multifamily residential with retail*



*Residential Flats*

### Accessing the trail



*Accessing the trail, Atlanta Beltline Trail*



*The 606 Trail*

### Adaptive reuse of legacy structures for jobs and housing



*Crosstown Concourse, Memphis*



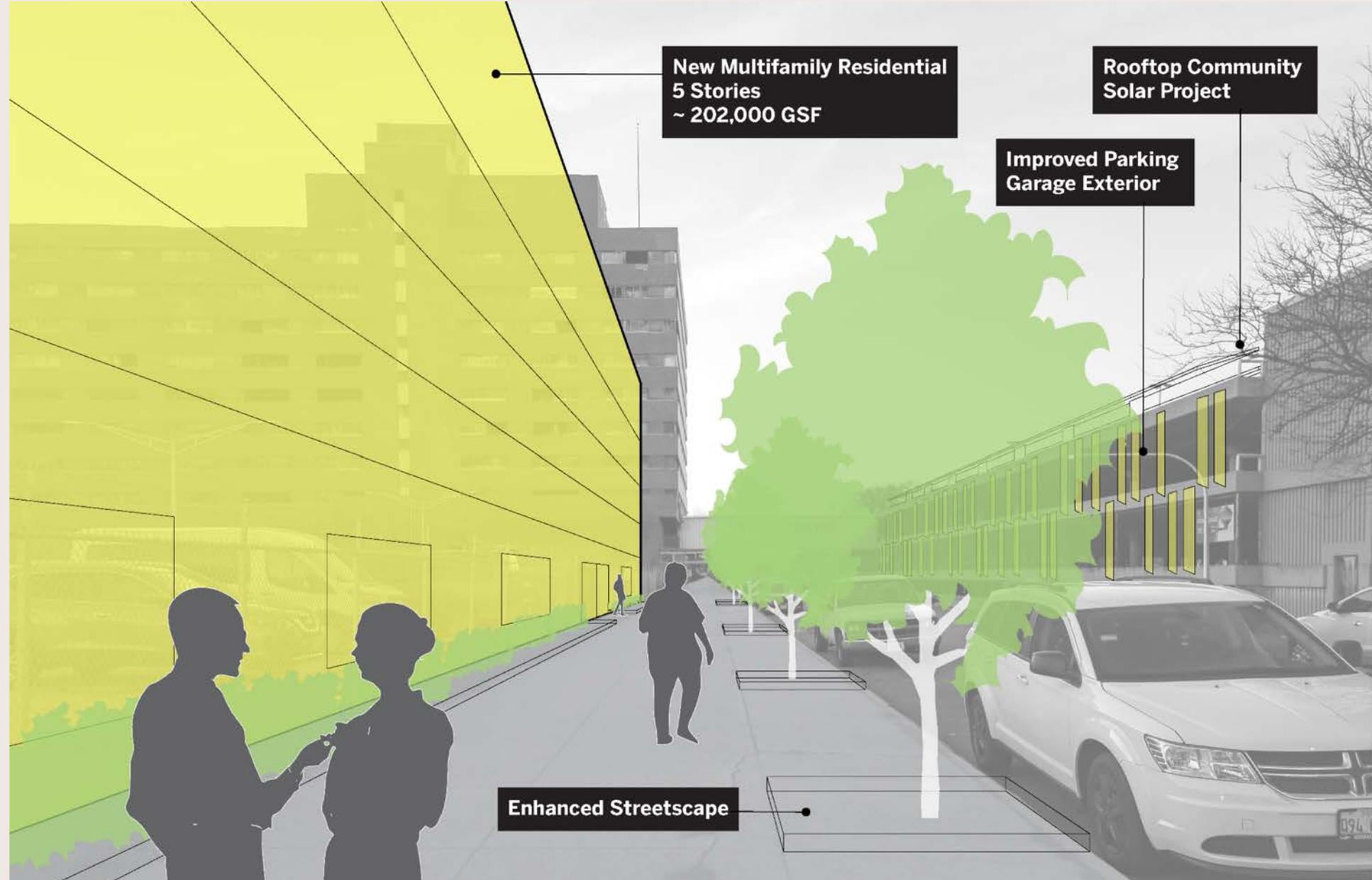
*Parking garage at MSCP Queen Elizabeth Olympic Park, London*

# Homan Square: Live and Work

## Visioning Concept



View West on Arthington at Kedzie



New Multifamily Residential  
5 Stories  
~ 202,000 GSF

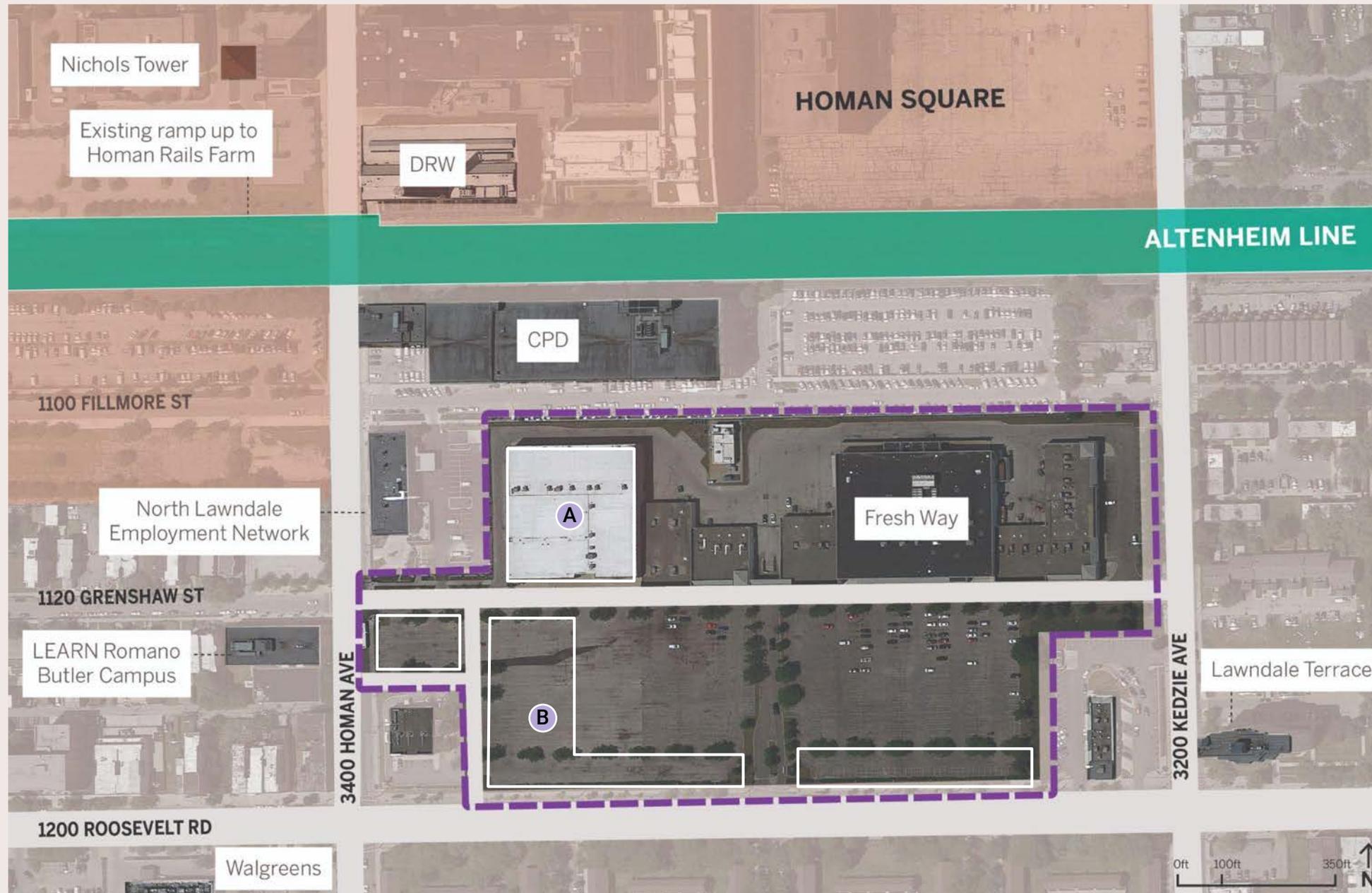
Rooftop Community  
Solar Project

Improved Parking  
Garage Exterior

Enhanced Streetscape

# Lawndale Plaza: Retail and Economy

## Existing Conditions



15 acres

### KEY SITES

#### Rehab

- A Cineplex

#### New Construction

- B Outlot Parking

### MARKET CONSIDERATIONS

Reuse of Cineplex (A) - developer interest in **workforce training, sportsplex concepts**

Leakage of grocery, restaurant, and fast food sales

**Retail opportunity** - out lot locations

# Lawndale Plaza: Retail and Economy

Visioning Concept



Improved Fresh Way

Rehabbed Cineplex

New Retail  
±2,500 SF

Expanded landscape buffer

New Retail  
±2,500 SF

New Retail  
±6,250 SF

New Retail  
±5,625 SF

**Key**

- Altenheim Line
- Residential
- Business/Commercial
- Sidewalk / Plaza
- Parking Lot
- Street
- Green Space



# Lawndale Plaza: Retail and Economy

## Focus Area Framework

### Improving the public realm and parking



*Pedestrian walkway through parking lot*

### Opportunity for retail infill



*Contemporary strip retail at Western Avenue*

### Adaptive reuse for the Cineplex building



*Retail adaptive reuse to job training center, Chicago*



*Improved streetscape*



*Micro Retailing*



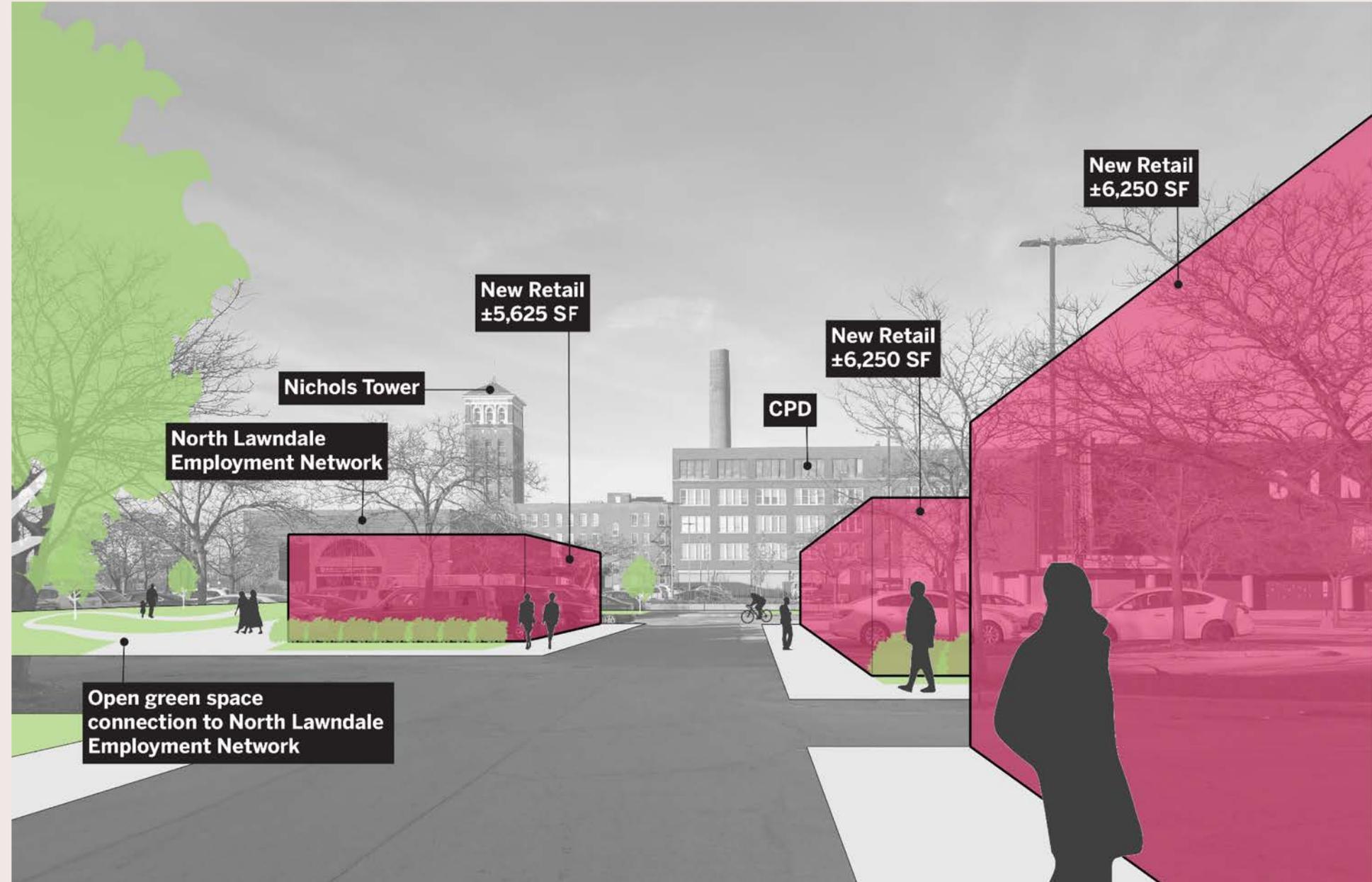
*Retail adaptive reuse to Cristo Rey St. Martin College Prep, Chicago*

# Lawndale Plaza: Retail and Economy

## Focus Area Framework



View North in Parking Lot towards NLEN



# Central Park Theater: Active Destination

## Focus Area Framework



10 acres

### KEY SITES

#### Rehab

- N/A

#### New Construction

**A F** Vacant Land Along Roosevelt

### MARKET CONSIDERATIONS

Predominantly vacant land

**Retail** should be concentrated at key nodes (e.g., Roosevelt & Central Park [B, C])

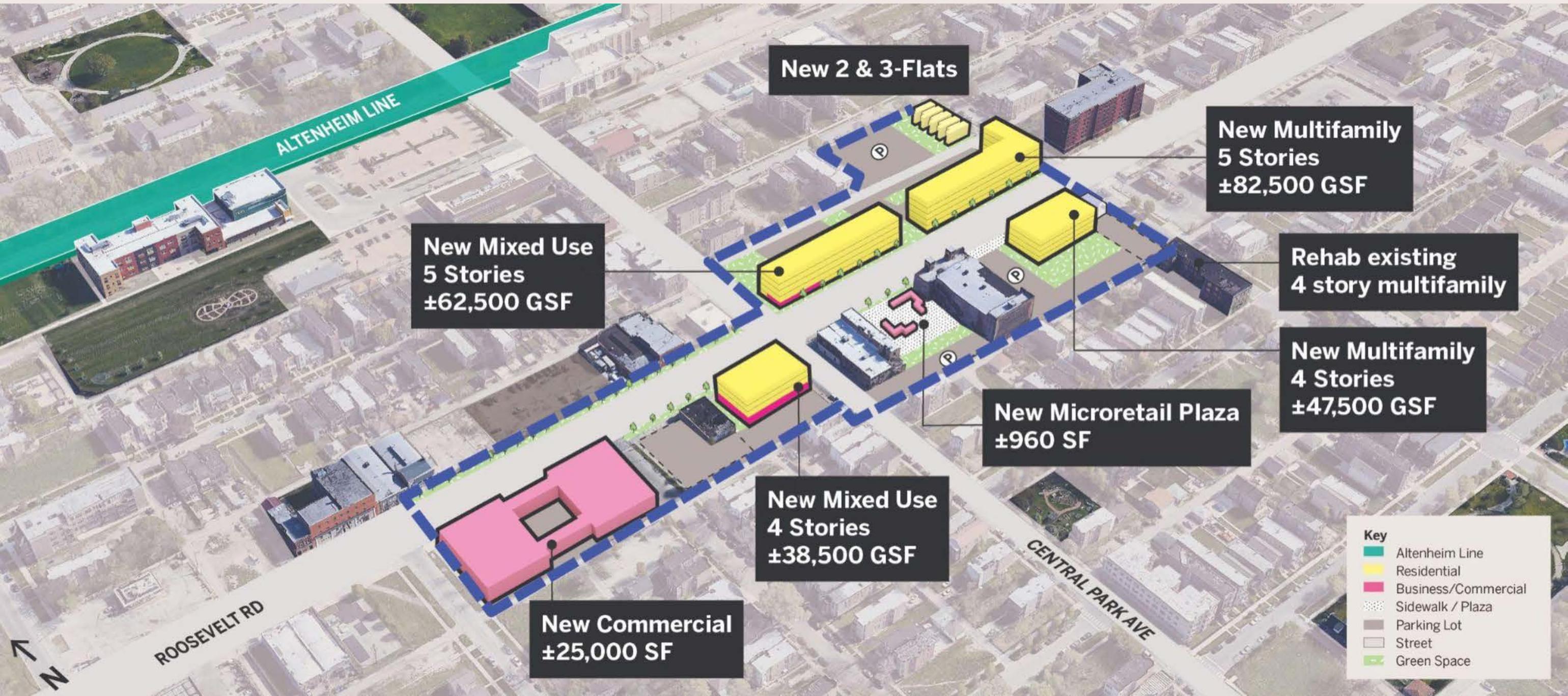
Opportunity for **higher density residential** (LIHTC) on Roosevelt (A, C, E, F).

**Ground floor commercial or non-profit space** where viable.

**Missing middle housing** concepts most suitable for sites set back from Roosevelt (D)

# Central Park Theater: Active Destination

Visioning Concept



# Central Park Theater: Active Destination

## Focus Area Framework

### Multifamily housing



Multifamily residential ground floor

### Focus Commercial + retail activity

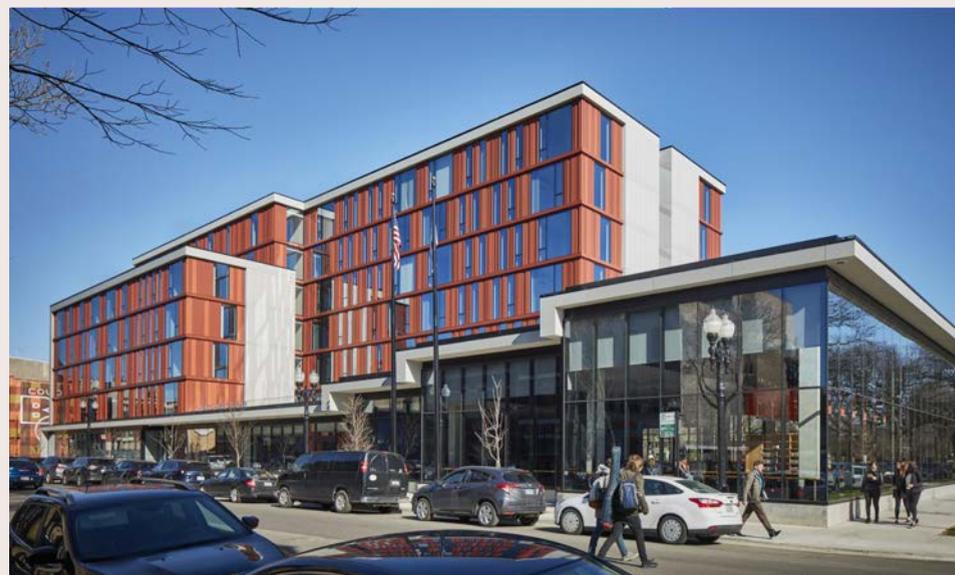


Boxville business incubator

### Reactivate historic assets with arts and culture



Stony Island Arts Bank



Mixed use building with active ground floor



Lawndale Christian Health Center



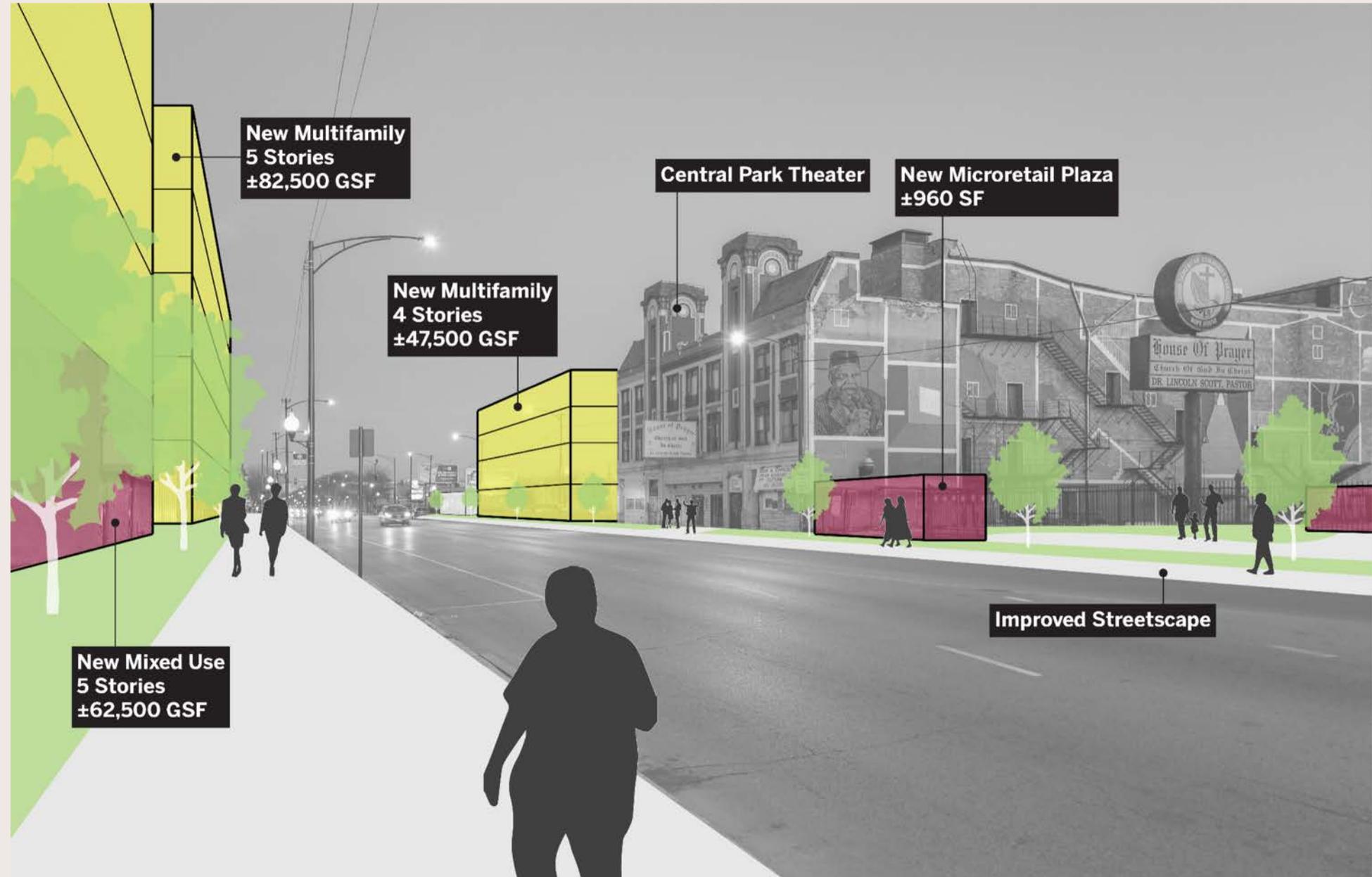
Central Park Theater

# Central Park Theater: Active Destination

## Focus Area Framework

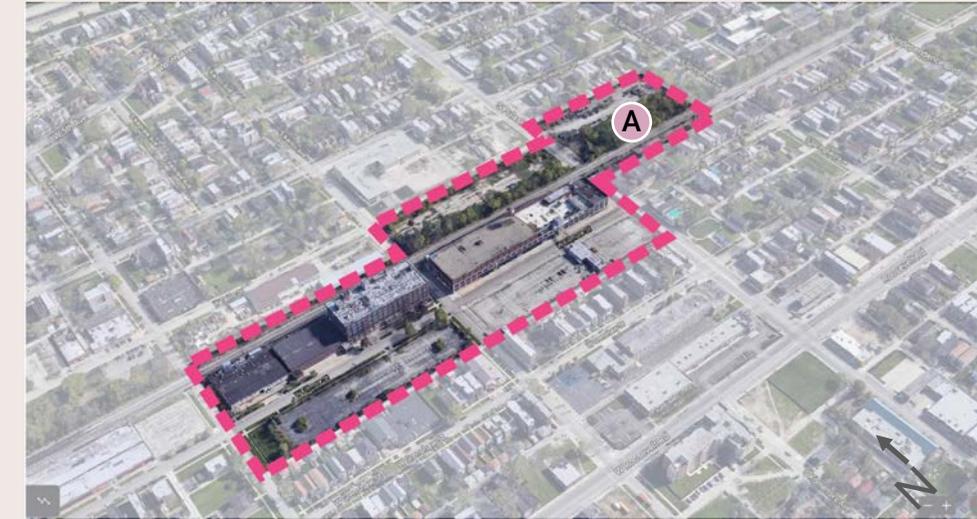


View East on Roosevelt



# Pulaski Ave: A Place to Live

## Focus Area Framework



20 acres

### KEY SITES

#### Rehab

- N/A

#### New Construction

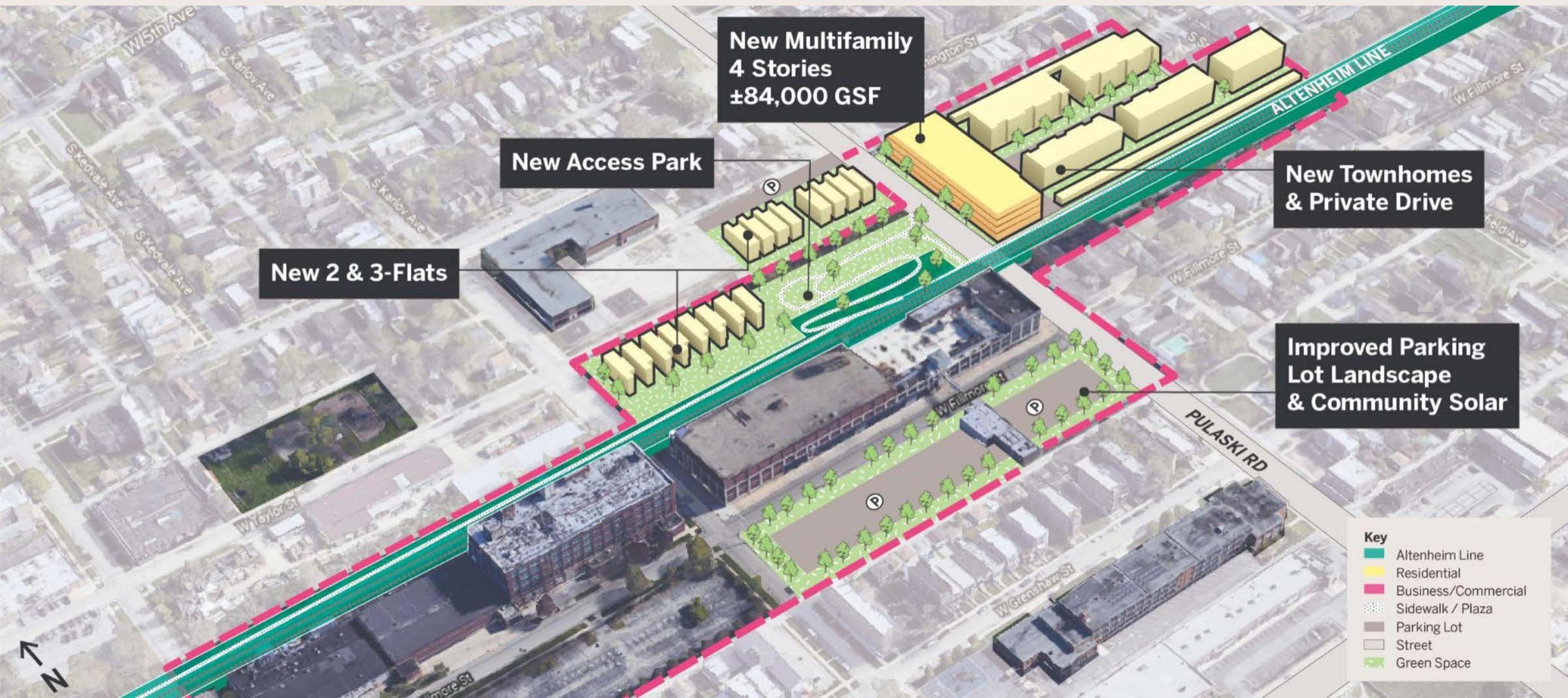
- A** Existing Rail Right-of-Way & Vacant Land

### MARKET CONSIDERATIONS

**Missing middle housing** viable on larger infill sites (A)  
Remaining sites have nearby uses or provide employee parking (e.g., Color Communications)

# Pulaski Ave: A Place to Live

Visioning Concept



**New Multifamily**  
4 Stories  
±84,000 GSF

**New Access Park**

**New 2 & 3-Flats**

**New Townhomes & Private Drive**

**Improved Parking Lot Landscape & Community Solar**

- Key**
- Altenheim Line
  - Residential
  - Business/Commercial
  - Sidewalk / Plaza
  - Parking Lot
  - Street
  - Green Space

# Pulaski Ave: A Place to Live

## Visioning Concept

### Infill housing



Townhomes

### Access to the line



Park adjacent to Bloomingdale Trail

### Improving the public realm



Opportunity for residential infill development



Mixed-use residential buildings



Dan Ryan Woods Nature Play



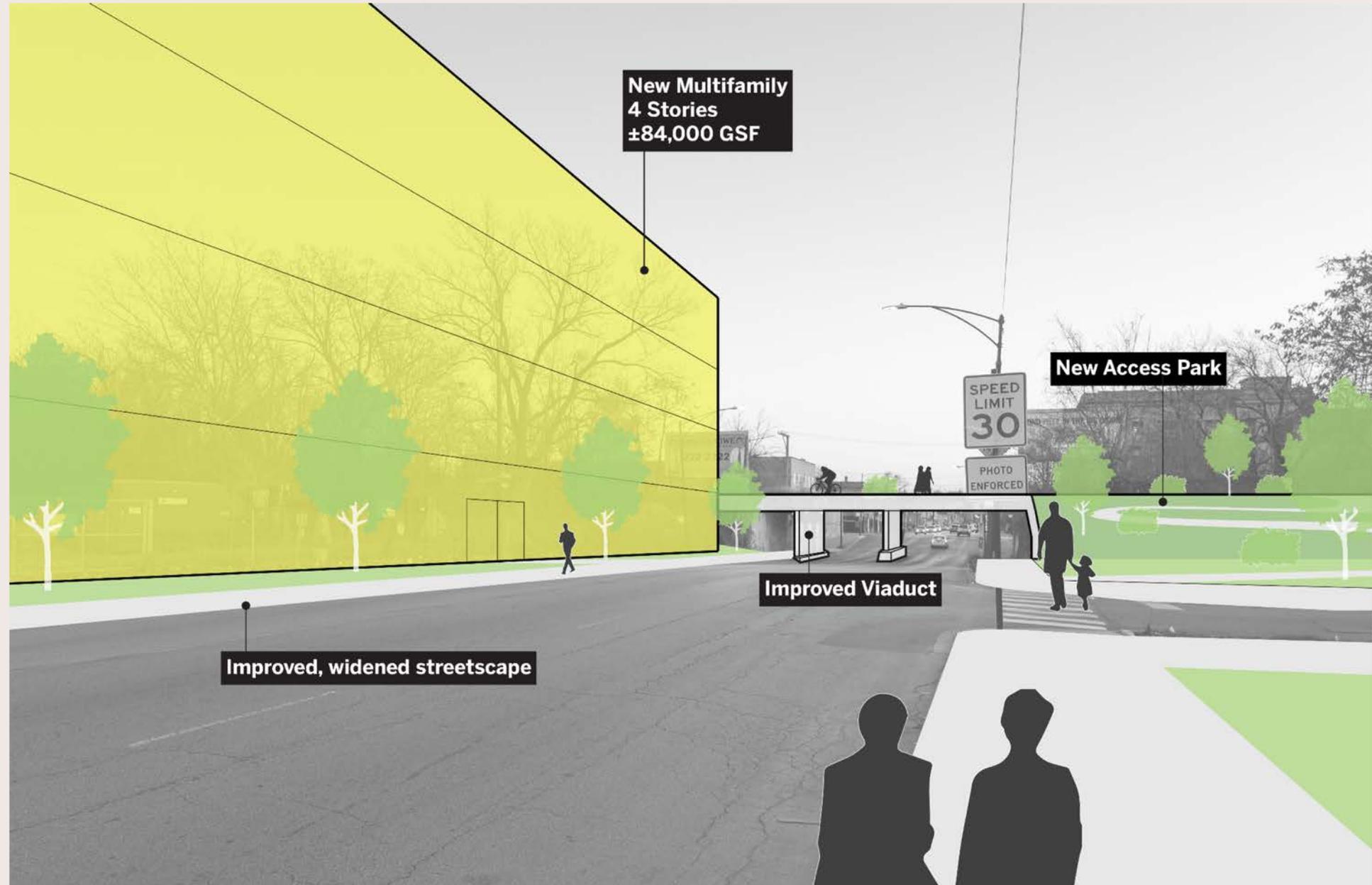
Parking lot landscaping

# Pulaski Ave: A Place to Live

## Visioning Concept



View North on Pulaski toward Altemheim Line



# Campus Green: Economic Gateway

## Focus Area Framework



14 acres

### KEY SITES

#### Rehab

- A Existing Vacant Industrial

#### New Construction

- B Vacant Land at Roosevelt & Washtenaw Ave

### MARKET CONSIDERATIONS

Opportunity for larger job generating **industrial** (B) to be developed in conjunction with renovation of existing building (A)

Demonstrated market interest in **cold storage, food production, warehouse, and distribution** space

Tenants could **supply nearby anchors**: e.g., medical supplier (Sinai) or catering (Cinespace), Job training and local economic development

# Campus Green: Economic Gateway

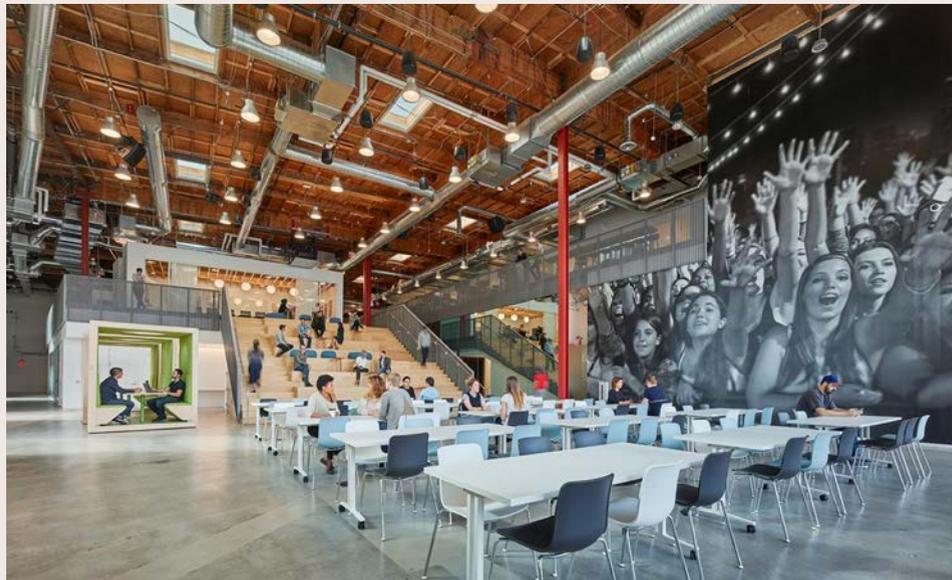
Visioning Concept



# Campus Green: Economic Gateway

## Visioning Concept

### Support uses to existing anchors



*Cinespace supportive use example, Awesomeness, LA*

### Adaptive reuse of historic building



*New City Moving adaptive reuse*

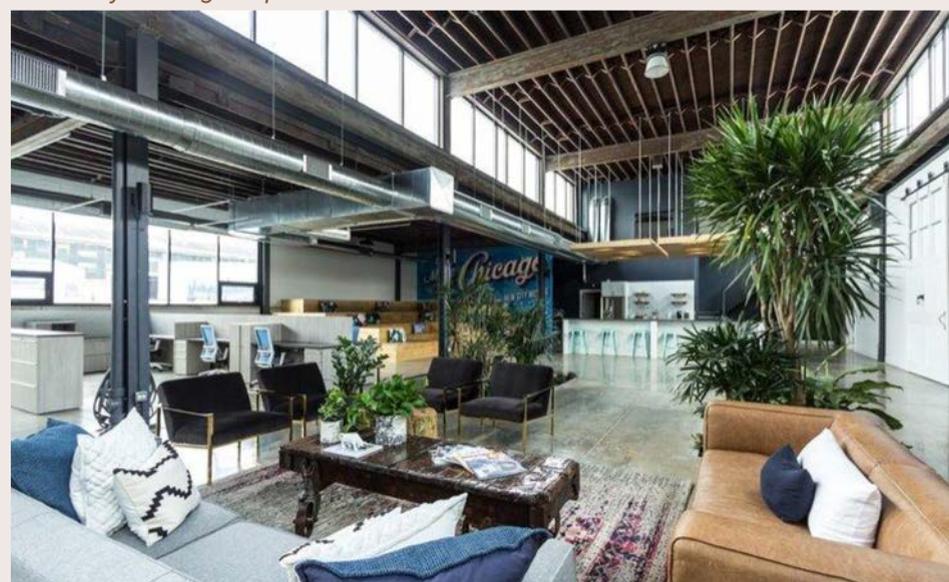
### Opportunity for new industries



*Bestseller Logistics Centre North*



*Cinespace supportive use example, Awesomeness, LA*



*New City Moving adaptive reuse*



*Light industry, Gotham Greens*

# Campus Green: Economic Gateway

Opportunity Site



*View North on Washtenaw towards Roosevelt*



# framework next steps

## january - february

- create eye-level sketch montage views
- refine 2d graphics and conceptual 3d massing
- develop guidelines
- stakeholder meeting
- draft final report



# long-term plan implementation

- Pursue funding sources
- Negotiate land acquisition with CSX Railroad
- Phase I engineering and design

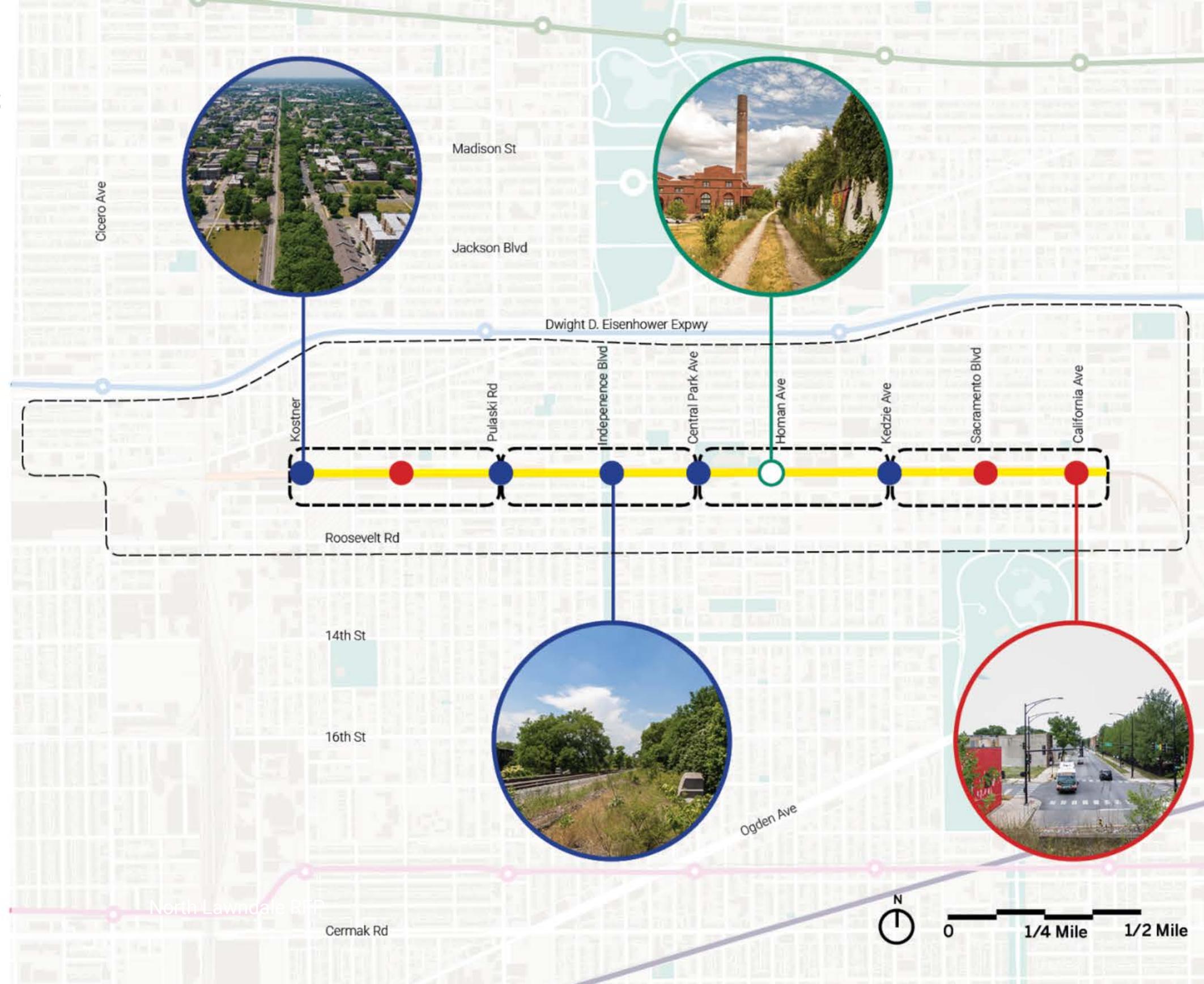




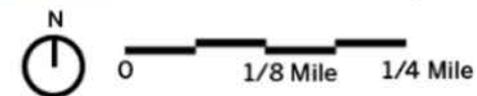
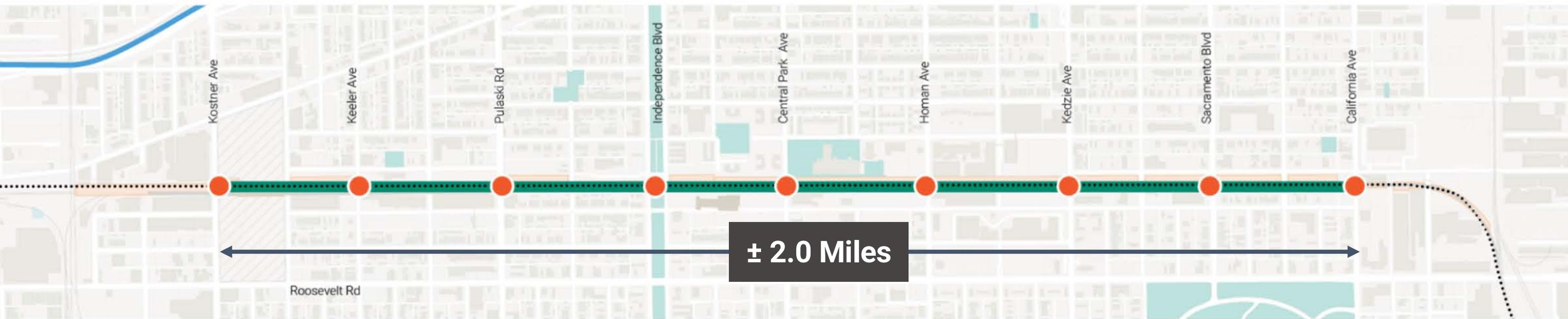
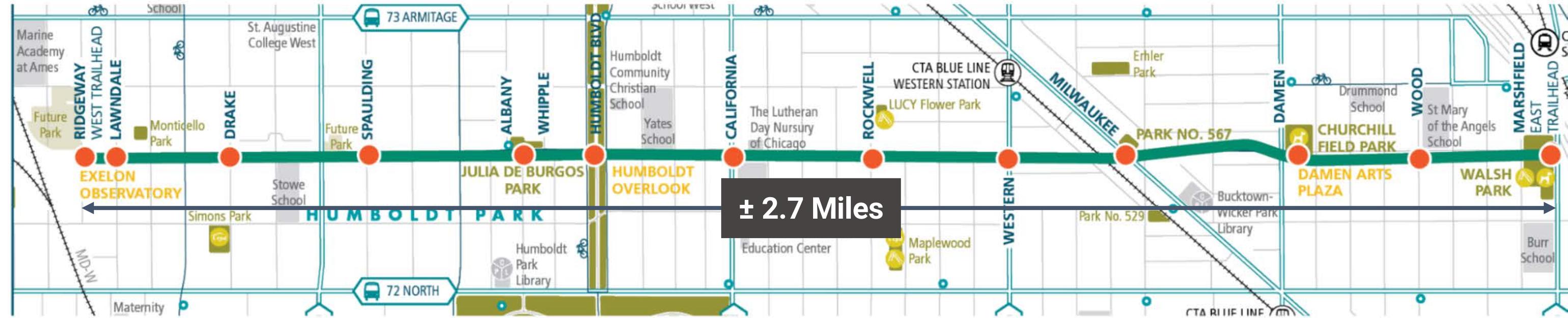
# APPENDIX SLIDES

# Understanding Access

- Existing access
- Potential future access
- Constrained intersections/bridges



# Altenheim Line|606 Comparison



# Riverline Buffalo, NY

Linear Greenway in south of downtown

- Place of Refuge for the city
- Elevated berm along abandoned rail line



# Beer Line Milwaukee, WI

Linear Greenway in through industrial neighborhoods

- Introduce forest into the city for health
- Art & Program to activate industrial area

